

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 Floriston Grove, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000

&

\$960,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2022

to 31/12/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	83 Valonia Dr ELTHAM 3095	\$1,020,000	04/11/2022
2	3 Keswick Rise ELTHAM 3095	\$960,000	17/12/2022
3	231 Pitt St ELTHAM 3095	\$955,000	27/10/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/01/2023 16:13



3 2 2

Property Type: House

Land Size: 807 sqm approx

Agent Comments

Comparable Properties



83 Valonia Dr ELTHAM 3095 (REI)

3 2 -

Agent Comments

Price: \$1,020,000

Method: Private Sale

Date: 04/11/2022

Rooms: 7

Property Type: House (Res)

Land Size: 797 sqm approx



3 Keswick Rise ELTHAM 3095 (REI)

4 2 2

Agent Comments

Price: \$960,000

Method: Sold Before Auction

Date: 17/12/2022

Property Type: House

Land Size: 794 sqm approx



231 Pitt St ELTHAM 3095 (REI/VG)

3 2 2

Agent Comments

Price: \$955,000

Method: Auction Sale

Date: 27/10/2022

Property Type: House (Res)

Land Size: 799 sqm approx