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

21 Harlington Avenue, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,130,000	Pro	operty Type	Hou	ISE		Suburb	Eltham
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	13 Paltara Ct ELTHAM 3095	\$1,129,000	08/07/2021
2	5 Ruskin Ct ELTHAM 3095	\$1,120,000	18/06/2021
3	11 Inez Av ELTHAM 3095	\$1,075,000	17/04/2021

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.

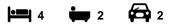
This Statement of Information was prepared on:

11/10/2021 17:52









Property Type: House Land Size: 796 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending June 2021: \$1,130,000

Comparable Properties



13 Paltara Ct ELTHAM 3095 (REI) 2 2



Price: \$1,129,000 Method: Sold Before Auction Date: 08/07/2021 Property Type: House Land Size: 788 sqm approx

Agent Comments

Agent Comments



6 2 4 2 Price: \$1,120,000

5 Ruskin Ct ELTHAM 3095 (REI/VG)



Method: Sold Before Auction Date: 18/06/2021 Property Type: House (Res) Land Size: 907 sqm approx

11 Inez Av ELTHAM 3095 (REI/VG)



Price: \$1,075,000 Method: Auction Sale Date: 17/04/2021 Property Type: House (Res) Land Size: 757 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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