

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

4 Adecroft Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,182,500

Property Type House

Suburb Eltham

Period - From 01/10/2020

to

30/09/2021

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	2 Delmuir CI ELTHAM 3095	\$1,392,000	12/06/2021
2	4 Povolo Mews ELTHAM 3095	\$1,330,000	21/10/2021
3	5 Culgoa Ct ELTHAM 3095	\$1,300,000	14/10/2021

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:

11/11/2021 11:23



4 3 2

Rooms: 8
Property Type: House (Res)
Land Size: 813 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending September 2021: \$1,182,500

Comparable Properties



2 Delmuir CI ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,392,000
Method: Auction Sale
Date: 12/06/2021
Rooms: 8
Property Type: House (Res)
Land Size: 820 sqm approx



4 Povoletto Mews ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,330,000
Method: Auction Sale
Date: 21/10/2021
Property Type: House (Res)
Land Size: 908 sqm approx



5 Culgoa Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 977 sqm approx