## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	15 Cromwell Street, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$980,000 & \$1,020,000	Range between	\$980,000	&	\$1,020,000
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### Median sale price

Median price	\$1,320,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/10/2021	to	31/12/2021		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

Add	dress of comparable property	Price	Date of sale
1	153 Sherbourne Rd MONTMORENCY 3094	\$1,022,000	02/11/2021
2	71 Panorama Av LOWER PLENTY 3093	\$1,010,000	28/01/2022
3	6 Withers Way ELTHAM 3095	\$1,010,000	20/10/2021

#### OR

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

This Statement of Information was prepared on:	09/02/2022 12:03





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> **Indicative Selling Price** \$980,000 - \$1,020,000 **Median House Price**

December quarter 2021: \$1,320,000



Rooms: 5

Property Type: House (Res) Land Size: 809 sqm approx

**Agent Comments** 

# Comparable Properties



153 Sherbourne Rd MONTMORENCY 3094

(REI/VG) **---** 3

Price: \$1,022,000 Method: Private Sale Date: 02/11/2021 Property Type: House Land Size: 1084 sqm approx **Agent Comments** 



71 Panorama Av LOWER PLENTY 3093 (REI)

**-**3

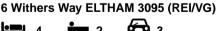


Price: \$1,010,000 Method: Private Sale Date: 28/01/2022 Rooms: 5

Property Type: House (Res) Land Size: 623 sqm approx

**Agent Comments** 





Price: \$1,010,000 Method: Private Sale

Date: 20/10/2021 Property Type: House Land Size: 931 sqm approx **Agent Comments** 



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