

# 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

15 Cromwell Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,020,000

### Median sale price

Median price \$1,320,000 Property 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	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 comparable properties 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



3 1 2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 809 sqm approx

Agent Comments

## Comparable Properties



**153 Sherbourne Rd MONTMORENCY 3094 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$1,022,000

**Method:** Private Sale

**Date:** 02/11/2021

**Property Type:** House

**Land Size:** 1084 sqm approx



**71 Panorama Av LOWER PLENTY 3093 (REI)**

Agent Comments

3 1 2

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 28/01/2022

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 623 sqm approx



**6 Withers Way ELTHAM 3095 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$1,010,000

**Method:** Private Sale

**Date:** 20/10/2021

**Property Type:** House

**Land Size:** 931 sqm approx