Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$960,000	&	\$1,040,000
-------------------------	---	-------------

Median sale price

Median price \$1,050,000	Pr	operty Type Ho	ouse	S	Suburb	Eltham
Period - From 01/01/2020	to	31/12/2020	So	urce F	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

Address of comparable property		Price	Date of sale
1	21 Helene St ELTHAM 3095	\$1,050,000	03/12/2020
2	20 Cameron Ct ELTHAM 3095	\$995,000	17/11/2020
3	63 Milborne Cr ELTHAM 3095	\$945,000	15/12/2020

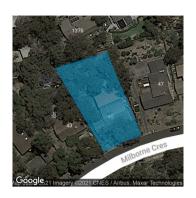
OR

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:	29/01/2021 13:26









Property Type: House (Res) Land Size: 882 sqm approx **Agent Comments**

Indicative Selling Price \$960,000 - \$1,040,000 **Median House Price** Year ending December 2020: \$1,050,000

Comparable Properties



21 Helene St ELTHAM 3095 (REI)





Agent Comments

Price: \$1,050,000 Method: Auction Sale Date: 03/12/2020

Property Type: House (Res) Land Size: 771 sqm approx



20 Cameron Ct ELTHAM 3095 (REI)





Price: \$995,000 Method: Private Sale Date: 17/11/2020 Property Type: House Land Size: 817 sqm approx **Agent Comments**



63 Milborne Cr ELTHAM 3095 (REI)





Price: \$945.000 Method: Private Sale Date: 15/12/2020 Property Type: House Agent Comments

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



