

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

7 Marlow Place, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000

&

\$930,000

Median sale price

Median price \$932,750

Property Type House

Suburb Eltham

Period - From 01/04/2019

to

31/03/2020

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	44 Parsons Rd ELTHAM 3095	\$900,000	17/04/2020
2	39 Frank St ELTHAM 3095	\$880,000	02/12/2019
3	1 View Hill Cr ELTHAM 3095	\$870,000	06/05/2020

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:

29/05/2020 13:53



 4  2  2

Property Type: House
Land Size: 800 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median House Price
Year ending March 2020: \$932,750

Comparable Properties



44 Parsons Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$900,000
Method: Private Sale
Date: 17/04/2020
Property Type: House (Res)



39 Frank St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$880,000
Method: Private Sale
Date: 02/12/2019
Property Type: House
Land Size: 786 sqm approx



1 View Hill Cr ELTHAM 3095 (REI)

Agent Comments

 4  2  3

Price: \$870,000
Method: Private Sale
Date: 06/05/2020
Property Type: House
Land Size: 888 sqm approx