

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

47 Arcadia Way, Eltham North Vic 3095

Indicative selling price

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

Range between \$860,000 & \$930,000

Median sale price

Median price \$983,500 Property Type House Suburb Eltham North

Period - From 01/10/2019 to 30/09/2020 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	27 Moray St DIAMOND CREEK 3089	\$891,000	08/07/2020
2	26 Coniston St DIAMOND CREEK 3089	\$862,000	09/06/2020
3			

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:

22/10/2020 17:57



Property Type: House (Res)
Land Size: 652.008 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$930,000
Median House Price
Year ending September 2020: \$983,500

Comparable Properties



27 Moray St DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$891,000
Method: Private Sale
Date: 08/07/2020
Rooms: 6
Property Type: House
Land Size: 646 sqm approx



26 Coniston St DIAMOND CREEK 3089 (REI/VG)

Agent Comments



Price: \$862,000
Method: Private Sale
Date: 09/06/2020
Rooms: 5
Property Type: House
Land Size: 691 sqm approx

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.