

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

49 Leane Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,430,000

&

\$1,470,000

Median sale price

Median price \$1,283,750

Property Type House

Suburb Eltham

Period - From 12/04/2021

to

11/04/2022

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	63 Leane Dr ELTHAM 3095	\$1,481,000	08/02/2022
2	13 Doodson Ct ELTHAM 3095	\$1,450,000	09/04/2022
3	67 Kalbar Rd ELTHAM 3095	\$1,450,000	25/12/2021

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:

12/04/2022 16:32

49 Leane Drive, Eltham Vic 3095

**Jellis
Craig**

Aaron Yeats

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Indicative Selling Price

\$1,430,000 - \$1,470,000

Median House Price

12/04/2021 - 11/04/2022: \$1,283,750



 4  3  2

Property Type: House

Land Size: 925 sqm approx

Agent Comments

Comparable Properties



63 Leane Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,481,000

Method: Private Sale

Date: 08/02/2022

Property Type: House

Land Size: 1468 sqm approx



13 Doodson Ct ELTHAM 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,450,000

Method: Private Sale

Date: 09/04/2022

Property Type: House

Land Size: 814 sqm approx



67 Kalbar Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,450,000

Method: Private Sale

Date: 25/12/2021

Property Type: House

Land Size: 856 sqm approx

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



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