

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

12 Lexham Square, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000

&

\$960,000

Median sale price

Median price \$902,500

Property Type House

Suburb Eltham

Period - From 01/07/2018

to 30/06/2019

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	90 Brougham St ELTHAM 3095	\$960,000	15/05/2019
2	33 Harlington Av ELTHAM 3095	\$935,000	04/05/2019
3	57 Eucalyptus Rd ELTHAM 3095	\$909,000	07/09/2019

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:

14/10/2019 14:59



 4  3  2

Property Type: House
Land Size: 906 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
Year ending June 2019: \$902,500

Comparable Properties



90 Brougham St ELTHAM 3095 (REI)

Agent Comments

 4  1  2

Price: \$960,000
Method: Sold Before Auction
Date: 15/05/2019
Property Type: House (Res)
Land Size: 1011 sqm approx



33 Harlington Av ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$935,000
Method: Private Sale
Date: 04/05/2019
Property Type: House
Land Size: 810 sqm approx



57 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  -

Price: \$909,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 794 sqm approx