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

19 Onkara Court, Eltham Vic 3095

Indicative selling price

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

Range between $880,000 & $940,000

Median sale price

| Median price | $1,050,000 | Property Type | House | Suburb | Eltham |

| Period - From | 01/01/2020 | to | 31/12/2020 | 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 6 Goodlet Pl ELTHAM 3095	$960,000	08/12/2020
2 63 Milborne Cr ELTHAM 3095	$945,000	15/12/2020
3 11 Wynvale Ct ELTHAM 3095	$880,000	23/12/2020

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: 23/02/2021 12:54

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Property Type: House (Res)
Land Size: 981 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $940,000
Median House Price
Year ending December 2020: $1,050,000

Comparable Properties

6 Goodlet Pl ELTHAM 3095 (REI/VG)

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Price: $960,000
Method: Private Sale
Date: 08/12/2020
Property Type: House
Land Size: 900 sqm approx

Agent Comments

63 Milborne Cr ELTHAM 3095 (REI/VG)

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Price: $945,000
Method: Private Sale
Date: 15/12/2020
Property Type: House
Land Size: 806 sqm approx

Agent Comments

11 Wynvale Ct ELTHAM 3095 (REI/VG)

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Price: $880,000
Method: Private Sale
Date: 23/12/2020
Rooms: 9
Property Type: House (Res)
Land Size: 1024 sqm approx

Agent Comments

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