

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

10 Ancona Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to

31/12/2021

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	3 Girraween Dr ELTHAM 3095	\$1,361,500	15/02/2022
2	100 Arthur St ELTHAM 3095	\$1,290,000	26/02/2022
3	30 Shalbury Av ELTHAM 3095	\$1,250,000	05/03/2022

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:

23/03/2022 17:07



 4  2  3

Rooms: 6
Property Type: House (Res)
Land Size: 852 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2021: \$1,250,000

Comparable Properties



3 Girraween Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  4

Price: \$1,361,500
Method: Private Sale
Date: 15/02/2022
Property Type: House
Land Size: 1207 sqm approx



100 Arthur St ELTHAM 3095 (REI)

Agent Comments

 4  3  2

Price: \$1,290,000
Method: Auction Sale
Date: 26/02/2022
Property Type: House (Res)
Land Size: 849 sqm approx



30 Shalbury Av ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 898 sqm approx

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