

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

27 Raglan Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$875,000

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	63 Milborne Cr ELTHAM 3095	\$945,000	15/12/2020
2	11 Wynvale Ct ELTHAM 3095	\$880,000	23/12/2020
3	1350 Main Rd ELTHAM 3095	\$845,000	25/11/2020

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:

03/03/2021 10:20



Property Type:

Agent Comments

Comparable Properties



63 Milborne Cr ELTHAM 3095 (REI/VG)

4 4 2

Agent Comments

More appealing location

Price: \$945,000

Method: Private Sale

Date: 15/12/2020

Property Type: House

Land Size: 806 sqm approx



11 Wynvale Ct ELTHAM 3095 (REI/VG)

4 2 2

Agent Comments

Price: \$880,000

Method: Private Sale

Date: 23/12/2020

Rooms: 9

Property Type: House (Res)

Land Size: 1024 sqm approx



1350 Main Rd ELTHAM 3095 (REI/VG)

4 2 2

Agent Comments

Less appealing location

Price: \$845,000

Method: Private Sale

Date: 25/11/2020

Property Type: House (Res)

Land Size: 805 sqm approx