

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

1 REGINA COURT ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

57 LEANE DRIVE ELTHAM VIC 3095	\$1,460,000	15-Aug-23
4 DOBELL DRIVE ELTHAM VIC 3095	\$1,640,000	29-Sep-23

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 6 months.

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57 LEANE DRIVE ELTHAM VIC 3095

 4  2  3

Sold Price **\$1,460,000** Sold Date **15-Aug-23**

Distance **0.33km**



4 DOBELL DRIVE ELTHAM VIC 3095

 5  3  2

Sold Price **\$1,640,000** Sold Date **29-Sep-23**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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