

## 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

14 Arcadia Way, Eltham North Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$725,000

&

\$750,000

### Median sale price

Median price \$966,000

Property Type House

Suburb Eltham North

Period - From 15/04/2019

to 14/04/2020

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 | 46 Oronsay Cr DIAMOND CREEK 3089    | \$750,000 | 22/02/2020   |
| 2 | 41 James Cook Dr DIAMOND CREEK 3089 | \$735,000 | 22/02/2020   |
| 3 | 1 Angus Ct ELTHAM NORTH 3095        | \$725,000 | 26/10/2019   |

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:

15/04/2020 16:21