Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 20 Onkara Court, Eltham Vic 3095

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|--------|--|
| Range betweer | n \$1,100,000 | | & | | \$1,200,0 | 00 | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$1,204,000 | Pro | operty Type | Hou | se | | Suburb | Eltham | |
| Period - From | 01/04/2022 | to | 31/03/2023 | | So | urce | 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 | 94 Valonia Dr ELTHAM 3095 | \$1,190,000 | 13/04/2023 |
| 2 | 93 Valonia Dr ELTHAM 3095 | \$1,188,000 | 13/05/2023 |
| 3 | 10 Culgoa Ct ELTHAM 3095 | \$1,180,000 | 01/04/2023 |

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.

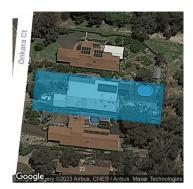
This Statement of Information was prepared on:

06/07/2023 10:45





Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House **Land Size:** 1055 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2023: \$1,204,000

Comparable Properties

| | 94 Valonia Dr ELTHAM 3095 (REI) 1 4 🙀 2 🏟 2 | Agent Comments |
|------------------|---|----------------|
| Area | Price: \$1,190,000 Method: Private Sale Date: 13/04/2023 Property Type: House Land Size: 852 sqm approx | |
| | 93 Valonia Dr ELTHAM 3095 (REI) 4 4 3 6 2 | Agent Comments |
| B B and a state | | |
| CONTRACTOR OF | Price: \$1,188,000 Method: Auction Sale | |
| A COMPANY LAND | Date: 13/05/2023 | |
| and and a second | Property Type: House (Res) Land Size: 863 sqm approx | |
| | 10 Culgoa Ct ELTHAM 3095 (REI/VG) | Agent Comments |
| | | |
| | Price: \$1,180,000 Method: Private Sale | |
| E Pill | Date: 01/04/2023 | |
| | Rooms: 8 | |
| | Property Type: House (Res) Land Size: 869 sqm approx | |

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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