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





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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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