

## 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

82 Frank Street Eltham VIC 3095

### Indicative selling price

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

Single Price

\$1,020,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,500

Property type

House

Suburb

Eltham

Period-from

01 Aug 2020

to

31 Jul 2021

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

5 Ruskin Court Eltham VIC 3095	\$1,120,000	24-Jun-21
3 Wynvale Court Eltham VIC 3095	\$1,024,000	20-Mar-21
14 Heddon Court Eltham VIC 3095	\$1,050,000	27-Feb-21

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.~~

This Statement of Information was prepared on: 05 August 2021



### 5 Ruskin Court Eltham VIC 3095

Sold Price

<sup>RS</sup> **\$1,120,000**

Sold Date

**24-Jun-21**

 4  2  2

Distance

**1.64km**



### 3 Wynvale Court Eltham VIC 3095

Sold Price

**\$1,024,000**

Sold Date

**20-Mar-21**

 4  2  2

Distance

**1.01km**



### 14 Heddon Court Eltham VIC 3095

Sold Price

**\$1,050,000**

Sold Date

**27-Feb-21**

 4  3  3

Distance

**0.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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