

# 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

12 Fairdale Court, Eltham 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 \$880,000 & \$950,000

### Median sale price

Median price \$920,000 Property Type House Suburb Eltham

Period - From 20/11/2018 to 19/11/2019 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	41 Wycliffe Cr ELTHAM 3095	\$935,000	08/11/2019
2	44 Valonia Dr ELTHAM 3095	\$915,000	02/11/2019
3	30 Malabar Cr ELTHAM 3095	\$880,000	29/10/2019

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:

20/11/2019 11:36



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 816 sqm approx

Agent Comments

## Comparable Properties



**41 Wycliffe Cr ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$935,000

**Method:** Private Sale

**Date:** 08/11/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 811 sqm approx



**44 Valonia Dr ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$915,000

**Method:** Sold Before Auction

**Date:** 02/11/2019

**Property Type:** House (Res)

**Land Size:** 803 sqm approx



**30 Malabar Cr ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$880,000

**Method:** Private Sale

**Date:** 29/10/2019

**Property Type:** House (Res)

**Land Size:** 880 sqm approx