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										
Range betweer	n \$880,000		&		\$950,000					
Median sale price										
Median price	\$920,000	Pro	Property Type		House		Suburb	Eltham		
Period - From	20/11/2018	to	19/11/2019		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	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





Pina Kara





Property Type: House (Previously Occupied - Detached) Land Size: 816 sqm approx Agent Comments 9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$950,000 Median House Price 20/11/2018 - 19/11/2019: \$920,000

Comparable Properties

41 Wycliffe Cr ELTHAM 3095 (REI) 4 2 2 2 Price: \$935,000 Method: Private Sale Date: 08/11/2019 Rooms: 6 Property Type: House (Res) Land Size: 811 sqm approx	Agent Comments
44 Valonia Dr ELTHAM 3095 (REI) 4 2 2 2 Price: \$915,000 Method: Sold Before Auction Date: 02/11/2019 Property Type: House (Res) Land Size: 803 sqm approx	Agent Comments
30 Malabar Cr ELTHAM 3095 (REI) 5 3 2 Price: \$880,000 Method: Private Sale Date: 29/10/2019 Property Type: House (Res) Land Size: 880 sqm approx	Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.