

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

4 Laurison Road, Eltham North Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$940,000

Median sale price

Median price \$950,000 Property Type House Suburb Eltham North

Period - From 01/01/2019 to 31/12/2019 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	28 Orchard Av ELTHAM NORTH 3095	\$920,000	28/11/2019
2	305 St Helena Rd ST HELENA 3088	\$905,000	09/01/2020
3	20 Balmoral Cirt ELTHAM 3095	\$895,000	18/02/2020

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:

12/03/2020 11:02



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Property Type: House
Land Size: 1281 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$940,000
Median House Price
Year ending December 2019: \$950,000

Comparable Properties



28 Orchard Av ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

4 2 2

Price: \$920,000
Method: Private Sale
Date: 28/11/2019
Property Type: House (Res)
Land Size: 1300 sqm approx



305 St Helena Rd ST HELENA 3088 (REI)

Agent Comments

4 2 4

Price: \$905,000
Method: Private Sale
Date: 09/01/2020
Property Type: House
Land Size: 646 sqm approx



20 Balmoral Cirt ELTHAM 3095 (REI)

Agent Comments

3 2 3

Price: \$895,000
Method: Private Sale
Date: 18/02/2020
Property Type: House
Land Size: 1114 sqm approx