

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

6 Upland Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,125,000

&

\$1,175,000

Median sale price

Median price \$1,006,000

Property Type House

Suburb Eltham North

Period - From 01/01/2020

to 31/03/2020

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	11 Moorside Rise ST HELENA 3088	\$1,155,000	18/03/2020
2	3 Perrumba St GREENSBOROUGH 3088	\$1,135,000	09/03/2020
3			

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:

27/05/2020 09:52



Property Type: House (Previously Occupied - Detached)
Land Size: 786 sqm approx
Agent Comments

Indicative Selling Price
\$1,125,000 - \$1,175,000
Median House Price
March quarter 2020: \$1,006,000

Comparable Properties



11 Moorside Rise ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$1,155,000
Method: Private Sale
Date: 18/03/2020
Property Type: House (Res)
Land Size: 791 sqm approx



3 Perrumba St GREENSBOROUGH 3088 (REI)

Agent Comments



Price: \$1,135,000
Method: Private Sale
Date: 09/03/2020
Rooms: 9
Property Type: House (Res)
Land Size: 791 sqm approx

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.