

# 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 Booth 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 \$790,000

&

\$860,000

### Median sale price

Median price \$985,000

Property Type House

Suburb Eltham

Period - From 01/10/2019

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	16 Nundah Dr ELTHAM 3095	\$857,500	11/11/2019
2	26 Tadema Cr ELTHAM 3095	\$815,000	19/09/2019
3	9 Bainbridge Dr ELTHAM 3095	\$811,000	05/10/2019

**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:

03/02/2020 16:10



 4  2  2

**Property Type:** House  
**Land Size:** 906 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median House Price**  
December quarter 2019: \$985,000

## Comparable Properties



**16 Nundah Dr ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$857,500  
**Method:** Private Sale  
**Date:** 11/11/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 829 sqm approx



**26 Tadema Cr ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$815,000  
**Method:** Sold Before Auction  
**Date:** 19/09/2019  
**Property Type:** House (Res)  
**Land Size:** 914 sqm approx



**9 Bainbridge Dr ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$811,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** House (Res)  
**Land Size:** 855 sqm approx