## 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									
Range betweer	between \$790,000		&		\$860,000				
Median sale price									
Median price	\$985,000	Pro	Property Type H		House		Suburb	Eltham	
Period - From	01/10/2019	to	31/12/2019		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	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.

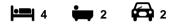
This Statement of Information was prepared on:

03/02/2020 16:10









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) 4 2 2 2 Price: \$857,500 Method: Private Sale Date: 11/11/2019 Rooms: 6 Property Type: House (Res) Land Size: 829 sqm approx	Agent Comments
26 Tadema Cr ELTHAM 3095 (REI/VG) 2 3 1 2 Price: \$815,000 Method: Sold Before Auction Date: 19/09/2019 Property Type: House (Res) Land Size: 914 sqm approx	Agent Comments
9 Bainbridge Dr ELTHAM 3095 (REI) 4 2 2 2 Price: \$811,000 Method: Auction Sale Date: 05/10/2019 Property Type: House (Res) Land Size: 855 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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.