Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Elsa Court, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,310,000	\$1,310,000								
Median sale price										
Median price	\$1,250,000	Pro	operty Type	House			Suburb			
Period - From	01/01/2021	to	31/12/2021		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	38 Onkara Ct ELTHAM 3095	\$1,350,000	14/12/2021
2	69 Henry St ELTHAM 3095	\$1,300,000	16/12/2021
3	29a View Hill Cr ELTHAM 3095	\$1,265,000	02/10/2021

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:

24/01/2022 16:09









Property Type: House Land Size: 721 sqm approx Agent Comments Indicative Selling Price \$1,310,000 Median House Price Year ending December 2021: \$1,250,000

Comparable Properties

38 Onkara Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,350,000 Method: Auction Sale Date: 14/12/2021 Rooms: 7 Property Type: House (Res) Land Size: 797 sqm approx	Agent Comments
69 Henry St ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,300,000 Method: Private Sale Date: 16/12/2021 Property Type: House Land Size: 779 sqm approx	Agent Comments
29a View Hill Cr ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,265,000 Method: Private Sale Date: 02/10/2021 Property Type: House Land Size: 706 sqm approx	Agent Comments

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