

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

20 Andrews Street, Eltham Vic 3095

Indicative selling price

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

Range between \$940,000

&

\$970,000

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	69 Milborne Cr ELTHAM 3095	\$980,000	04/12/2019
2	10 Coolabah Dr ELTHAM 3095	\$967,000	18/11/2019
3	45 Shalbury Av ELTHAM 3095	\$940,000	05/12/2019

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:

27/02/2020 10:32



Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Comparable Properties



69 Milborne Cr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 04/12/2019

Property Type: House (Res)

Land Size: 961 sqm approx



10 Coolabah Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$967,000

Method: Private Sale

Date: 18/11/2019

Property Type: House (Res)

Land Size: 953 sqm approx



45 Shalbury Av ELTHAM 3095 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 05/12/2019

Rooms: 9

Property Type: House (Res)

Land Size: 959 sqm approx