

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

25-27 Stanley Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000

&

\$990,000

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	12 Foster Rd ELTHAM 3095	\$975,000	22/09/2019
2	2 Anka Cl ELTHAM 3095	\$930,500	05/10/2019
3	44 Valonia Dr ELTHAM 3095	\$915,000	02/11/2019

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:

06/02/2020 11:03



 3  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 761 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
December quarter 2019: \$985,000

Comparable Properties



12 Foster Rd ELTHAM 3095 (VG)

Agent Comments

 4  -  -

Price: \$975,000
Method: Sale
Date: 22/09/2019
Property Type: House (Res)
Land Size: 873 sqm approx



2 Anka Ct ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$930,500
Method: Auction Sale
Date: 05/10/2019
Property Type: House (Res)
Land Size: 852 sqm approx



44 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$915,000
Method: Sold Before Auction
Date: 02/11/2019
Property Type: House (Res)
Land Size: 803 sqm approx