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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$900,000		&		\$990,000			
Median sale p	rice							
Median price	\$985,000	Pro	operty Type	Hou	se		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.

Ade	dress of comparable property	Price	Date of sale
1	12 Foster Rd ELTHAM 3095	\$975,000	22/09/2019
2	2 Anka CI 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



25-27 Stanley Avenue, Eltham Vic 3095







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) <u>,</u>



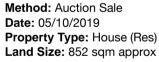
Price: \$975,000 Method: Sale Date: 22/09/2019 Property Type: House (Res) Land Size: 873 sqm approx

Agent Comments



2 2 3 2 Price: \$930,500

2 Anka CI ELTHAM 3095 (REI/VG)





44 Valonia Dr ELTHAM 3095 (REI/VG)



Agent Comments

Agent Comments

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

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.