Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,293,000

Property offered for sale

fin Court, Eltham Vic 3095

Indicative selling price

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

Median sale price

Median price	\$1,232,500	Pro	perty Type	House		Suburb	Eltham
Period - From	08/03/2022	to	07/03/2023		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.

Add	dress of comparable property	Price	Date of sale
1	11 Ingrams Rd RESEARCH 3095	\$1,348,000	18/10/2022
2	17 Crowe Ct ELTHAM 3095	\$1,330,000	03/12/2022

OR

3

81 Valonia Dr ELTHAM 3095

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:	08/03/2023 11:17



19/09/2022



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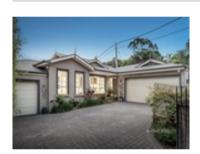
Indicative Selling Price \$1,220,000 - \$1,320,000 **Median House Price** 08/03/2022 - 07/03/2023: \$1,232,500





Property Type: House Land Size: 836 sqm approx **Agent Comments**

Comparable Properties



11 Ingrams Rd RESEARCH 3095 (REI/VG)





Price: \$1,348,000 Method: Private Sale Date: 18/10/2022 Property Type: House Land Size: 763 sqm approx **Agent Comments**



17 Crowe Ct ELTHAM 3095 (REI/VG)





Price: \$1,330,000 Method: Private Sale Date: 03/12/2022 Property Type: House Land Size: 1076 sqm approx Agent Comments



81 Valonia Dr ELTHAM 3095 (VG)



Price: \$1,293,000 Method: Sale Date: 19/09/2022

Property Type: House (Res) Land Size: 1254 sqm approx Agent Comments Property sold privately

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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