

# 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

32 Warringah Crescent, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$905,000 Property Type House Suburb Eltham

Period - From 01/10/2018 to 30/09/2019 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	60 Ramptons Rd ELTHAM NORTH 3095	\$847,000	23/07/2019
2	221 Progress Rd ELTHAM NORTH 3095	\$840,000	22/10/2019
3	6 Stanhope St ELTHAM 3095	\$820,000	22/07/2019

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:

02/12/2019 20:22



**Rooms:** 5  
**Property Type:**  
**Land Size:** 2439 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 Year ending September 2019: \$905,000

## Comparable Properties



**60 Ramptons Rd ELTHAM NORTH 3095 (REI/VG)**

Agent Comments



**Price:** \$847,000  
**Method:** Private Sale  
**Date:** 23/07/2019  
**Property Type:** House  
**Land Size:** 1347 sqm approx



**221 Progress Rd ELTHAM NORTH 3095 (REI)**

Agent Comments



**Price:** \$840,000  
**Method:** Sold Before Auction  
**Date:** 22/10/2019  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1151 sqm approx



**6 Stanhope St ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 22/07/2019  
**Property Type:** House  
**Land Size:** 1037 sqm approx