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								
Range betweer	ו \$800,000		&		\$850,000			
Median sale price								
Median price	\$905,000	Property Type H		Hou	House		Suburb	Eltham
Period - From	01/10/2018	to	30/09/2019		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.

Ad	dress 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

EUCE IN GRAM	60 Ramptons Rd ELTHAM NORTH 3095 (REI/VG) 3 2 6 4 Price: \$847,000 Method: Private Sale Date: 23/07/2019 Property Type: House Land Size: 1347 sqm approx	Agent Comments
	221 Progress Rd ELTHAM NORTH 3095 (REI) 4 2 2 2 Price: \$840,000 Method: Sold Before Auction Date: 22/10/2019 Rooms: 6 Property Type: House (Res) Land Size: 1151 sqm approx	Agent Comments
	6 Stanhope St ELTHAM 3095 (REI/VG) Price: \$820,000 Method: Private Sale Date: 22/07/2019 Property Type: House Land Size: 1037 sqm approx	Agent Comments

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



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.