Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Hartland Way, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,390,000								
Median sale price									
Median price	\$1,265,000	Pro	operty Type Hou	ISE	Suburb	Eltham			
Period - From	01/10/2023	to	31/12/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Quentin Way ELTHAM 3095	\$1,439,000	09/03/2024
2	5 Laleham Ct ELTHAM 3095	\$1,400,000	24/02/2024
3	24 Glenister Dr ELTHAM 3095	\$1,350,000	14/10/2023

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:

23/03/2024 09:15









Property Type: House Land Size: 847 sqm approx Agent Comments Indicative Selling Price \$1,390,000 Median House Price December quarter 2023: \$1,265,000

Comparable Properties

3 Quentin Way ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,439,000 Method: Auction Sale Date: 09/03/2024 Property Type: House (Res) Land Size: 838 sqm approx	Agent Comments
5 Laleham Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,400,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 863 sqm approx	Agent Comments
24 Glenister Dr ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,350,000 Method: Auction Sale Date: 14/10/2023 Rooms: 7 Property Type: House (Res) Land Size: 797 sqm approx	Agent Comments

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