

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

51 Stanley Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,295,000 Property Type House Suburb Eltham

Period - From 01/07/2021 to 30/09/2021 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	131 Franklin St ELTHAM 3095	\$1,600,000	06/05/2021
2	4 Drysdale Av ELTHAM 3095	\$1,565,000	09/07/2021
3	11 Dale Av ELTHAM NORTH 3095	\$1,500,500	10/07/2021

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:

04/11/2021 15:56



4 2 6

Property Type: House

Land Size: 1406.241 sqm approx

Agent Comments

Room for many cars. Multiple living zones, plus a study.

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

September quarter 2021: \$1,295,000

Comparable Properties



131 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments

5 2 2

Price: \$1,600,000

Method: Private Sale

Date: 06/05/2021

Property Type: House

Land Size: 785 sqm approx



4 Drysdale Av ELTHAM 3095 (REI/VG)

Agent Comments

4 3 6

Price: \$1,565,000

Method: Private Sale

Date: 09/07/2021

Property Type: House

Land Size: 2651 sqm approx



11 Dale Av ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 3

Price: \$1,500,500

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 1245 sqm approx