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

16 Lamorna Court, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	etween \$960,000		&		\$1,050,000			
Median sale p	rice							
Median price	\$1,230,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	07/03/2022	to	06/03/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	83 Valonia Dr ELTHAM 3095	\$1,020,000	04/11/2022
2	14 Floriston Gr ELTHAM 3095	\$985,000	19/01/2023
3	2 Gloucester Ct ELTHAM 3095	\$980,000	16/02/2023

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:

07/03/2023 14:19





Tom Kurtschenko 0417 502 944 tomkurtschenko@jelliscraig.com.au





Property Type: House Land Size: 850 sqm approx Agent Comments Indicative Selling Price \$960,000 - \$1,050,000 Median House Price 07/03/2022 - 06/03/2023: \$1,230,000

Comparable Properties

	83 Valonia Dr ELTHAM 3095 (REI/VG)	Acort Commente
		Agent Comments
	Price: \$1,020,000	
	Method: Private Sale	
	Date: 04/11/2022 Rooms: 7	
	Property Type: House (Res)	
	Land Size: 797 sqm approx	
	14 Floriston Gr ELTHAM 3095 (REI)	Agent Comments
	i 3 i 2 i 2	
and the second sec	Price: \$985,000	
	Method: Sold Before Auction	
	Date: 19/01/2023	
for the second of	Property Type: House (Res) Land Size: 807 sqm approx	
a i	2 Gloucester Ct ELTHAM 3095 (REI)	Agent Comments
	1	
	Price: \$980,000	
	Method: Private Sale	
	Date: 16/02/2023	
	Rooms: 6 Property Type: House (Res)	
	Land Size: 873 sqm approx	

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





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