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 32 Lilian Parade, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,200,000		&		\$1,300,000				
Median sale price									
Median price	\$1,135,000	Pro	Property Type Hou		ISE		Suburb	Eltham	
Period - From	01/01/2021	to	31/03/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	48 Eucalyptus Rd ELTHAM 3095	\$1,240,000	10/07/2021
2	10 Goodlet PI ELTHAM 3095	\$1,258,000	23/04/2021
3	26 Shalbury Av ELTHAM 3095	\$1,205,000	27/03/2021

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:

15/07/2021 13:58









Property Type: House (Previously Occupied - Detached) Land Size: 888 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2021: \$1,135,000

Comparable Properties

48 Eucalyptus Rd ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,240,000 Method: Auction Sale Date: 10/07/2021 Property Type: House (Res) Land Size: 794 sqm approx	Agent Comments
10 Goodlet PI ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,258,000 Method: Private Sale Date: 23/04/2021 Property Type: House (Res) Land Size: 706 sqm approx	Agent Comments
26 Shalbury Av ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$1,205,000 Method: Auction Sale Date: 27/03/2021 Property Type: House (Res) Land Size: 904 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.