

# 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 Lilian Parade, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,135,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to

31/03/2021

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	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



4 2 2

**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)**

Agent Comments

4 2 2

**Price:** \$1,240,000  
**Method:** Auction Sale  
**Date:** 10/07/2021  
**Property Type:** House (Res)  
**Land Size:** 794 sqm approx



**10 Goodlet Pl ELTHAM 3095 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$1,258,000  
**Method:** Private Sale  
**Date:** 23/04/2021  
**Property Type:** House (Res)  
**Land Size:** 706 sqm approx



**26 Shalbury Av ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$1,205,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 904 sqm approx