

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

2 Lenkunya Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,240,000

&

\$1,300,000

Median sale price

Median price \$911,500

Property Type House

Suburb Eltham North

Period - From 01/10/2018

to 30/09/2019

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	5 Milne PI ELTHAM NORTH 3095	\$1,300,000	26/09/2019
2	150 Ryans Rd ELTHAM NORTH 3095	\$1,275,000	19/09/2019
3	10 St Andrews Ct ELTHAM NORTH 3095	\$1,264,000	24/09/2019

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:

22/11/2019 09:16



4 2 2

Property Type: House (Res)

Land Size: 889 sqm approx

Agent Comments

Indicative Selling Price

\$1,240,000 - \$1,300,000

Median House Price

Year ending September 2019: \$911,500

Comparable Properties



5 Milne PI ELTHAM NORTH 3095 (REI)

Agent Comments

5 3 2

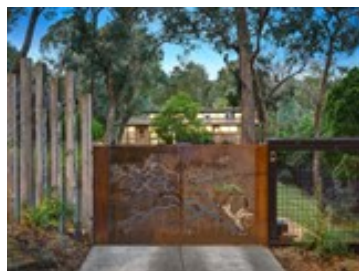
Price: \$1,300,000

Method: Expression of Interest

Date: 26/09/2019

Rooms: 10

Property Type: House



150 Ryans Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 4

Price: \$1,275,000

Method: Auction Sale

Date: 19/09/2019

Property Type: House (Res)

Land Size: 1889 sqm approx



10 St Andrews Ct ELTHAM NORTH 3095 (REI)

Agent Comments

4 3 2

Price: \$1,264,000

Method: Private Sale

Date: 24/09/2019

Property Type: House

Land Size: 1102 sqm approx