

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

1 View Hill Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$940,000 Property Type House Suburb Eltham

Period - From 01/01/2019 to 31/12/2019 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	2 Madine Way ELTHAM 3095	\$915,000	29/02/2020
2	124 Pitt St ELTHAM 3095	\$891,000	26/02/2020
3	39 Frank St ELTHAM 3095	\$880,000	02/12/2019

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:

09/04/2020 11:30



Property Type: House (Res)

Land Size: 888 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

Year ending December 2019: \$940,000

Comparable Properties



2 Madine Way ELTHAM 3095 (REI)

Agent Comments



Price: \$915,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 971 sqm approx



124 Pitt St ELTHAM 3095 (REI)

Agent Comments



Price: \$891,000

Method: Private Sale

Date: 26/02/2020

Rooms: 4

Property Type: House

Land Size: 882 sqm approx



39 Frank St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 02/12/2019

Property Type: House

Land Size: 786 sqm approx