

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 64 Milborne Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$970,000 & \$1,050,000

Median sale price

Median price \$1,295,000 Property Type House Suburb Eltham

Period - From 01/07/2021 to 30/09/2021 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	3 Peppermint Gr ELTHAM 3095	\$1,030,000	13/05/2021
2	1214 Main Rd ELTHAM 3095	\$1,005,100	20/10/2021
3	82 Frank St ELTHAM 3095	\$1,000,000	18/09/2021

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: 22/10/2021 14:12



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 791 sqm approx

Agent Comments

Under house storage and large undercover deck

Indicative Selling Price

\$970,000 - \$1,050,000

Median House Price

September quarter 2021: \$1,295,000

Comparable Properties



3 Peppermint Gr ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

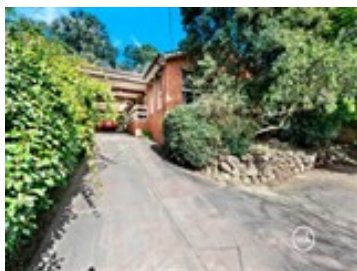
Price: \$1,030,000

Method: Private Sale

Date: 13/05/2021

Property Type: House (Res)

Land Size: 815 sqm approx



1214 Main Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  3

Price: \$1,005,100

Method: Sold After Auction

Date: 20/10/2021

Property Type: House

Land Size: 1018 sqm approx



82 Frank St ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,000,000

Method: Private Sale

Date: 18/09/2021

Property Type: House

Land Size: 941 sqm approx

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