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	e consumer.vi	c.gov.au	/underquot	ting		
Range betweer	Range between \$970,000		k	\$1,050,000			
Median sale p	rice						
Median price	\$1,295,000	Property T	ype Hou	ise		Suburb	Eltham
Period - From	01/07/2021	to 30/09/2	2021	So	ource	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









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) 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments
OFF-MARKET BarryPlant	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
	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) 1 4 1 2 2 2	Agent Comments
	Price: \$1,000,000	
	Method: Private Sale Date: 18/09/2021	
LH I	Property Type: House	
	Land Size: 941 sqm approx	

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



property data

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