## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 21 Foster Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,050,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	36 Henry St ELTHAM 3095	\$1,055,000	04/04/2023
2	6 Zig Zag Rd ELTHAM 3095	\$1,030,000	02/02/2023
3	14 Floriston Gr ELTHAM 3095	\$985,000	19/01/2023

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:

27/04/2023 13:46









Property Type: House (Res) Land Size: 826 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2023: \$1,050,000

# **Comparable Properties**

to informed in	36 Henry St ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,055,000 Method: Private Sale Date: 04/04/2023 Property Type: House Land Size: 866 sqm approx	Agent Comments
	6 Zig Zag Rd ELTHAM 3095 (REI/VG) 4 3 2 Price: \$1,030,000 Method: Private Sale Date: 02/02/2023 Rooms: 7 Property Type: House (Res) Land Size: 921 sqm approx	Agent Comments
	14 Floriston Gr ELTHAM 3095 (REI/VG) 14 Floriston Gr ELTHAM 3095 (REI/VG) 14 Floriston Gr ELTHAM 3095 (REI/VG) 2 Price: \$985,000 Method: Sold Before Auction Date: 19/01/2023 Property Type: House (Res) Land Size: 807 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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