Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	16 Homestead Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between	\$1,920,000	&	\$2,100,000
-			

Median sale price

Median price	\$1,314,400	Pro	perty Type	House		Suburb	Eltham
Period - From	01/04/2022	to	30/06/2022		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 sixmonths 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	2-4 Antoinette Blvd ELTHAM 3095	\$2,455,000	02/05/2022
2			
3			

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:	06/09/2022 16:01





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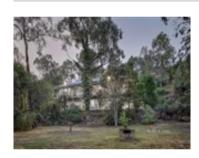
Indicative Selling Price \$1,920,000 - \$2,100,000 **Median House Price** June quarter 2022: \$1,314,400



Property Type: House (Res) Land Size: 5951 sqm approx

Agent Comments

Comparable Properties



2-4 Antoinette Blvd ELTHAM 3095 (REI)





Agent Comments

Superior home, updated finishes and larger block

Price: \$2,455,000 Method: Private Sale Date: 02/05/2022 Property Type: House Land Size: 3736 sqm approx

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.

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