

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

7-8 Cityview Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,450,000

&

\$1,540,000

Median sale price

Median price \$1,285,000

Property Type House

Suburb Eltham

Period - From 01/01/2022

to

31/03/2022

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 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	43 Milborne Cr ELTHAM 3095	\$1,525,000	11/03/2022
2	24 Echidna Rd ELTHAM 3095	\$1,520,000	28/02/2022
3	67 Kalbar Rd ELTHAM 3095	\$1,450,000	25/12/2021

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:

08/06/2022 19:18



Rooms: 9

Property Type: House (Res)

Land Size: 1333 sqm approx

Agent Comments

Comparable Properties



43 Milborne Cr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,525,000

Method: Private Sale

Date: 11/03/2022

Rooms: 6

Property Type: House (Res)

Land Size: 983 sqm approx



24 Echidna Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,520,000

Method: Private Sale

Date: 28/02/2022

Property Type: House (Res)

Land Size: 1749 sqm approx



67 Kalbar Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 25/12/2021

Property Type: House

Land Size: 856 sqm approx