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	

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	Pro	perty 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





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Indicative Selling Price \$1,450,000 - \$1,540,000 **Median House Price**

March quarter 2022: \$1,285,000

Rooms: 9

Property Type: House (Res) Land Size: 1333 sqm approx

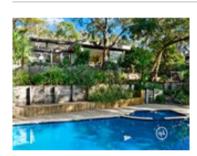
Agent Comments

Comparable Properties

apTiler © OpenStreetMap contributors

45.0

57.5



43 Milborne Cr ELTHAM 3095 (REI)



Price: \$1,525,000 Method: Private Sale Date: 11/03/2022

Rooms: 6

Property Type: House (Res) Land Size: 983 sqm approx

Agent Comments



24 Echidna Rd ELTHAM 3095 (REI/VG)



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Price: \$1,520,000 Method: Private Sale Date: 28/02/2022

Property Type: House (Res) Land Size: 1749 sqm approx **Agent Comments**



67 Kalbar Rd ELTHAM 3095 (REI/VG)





Price: \$1,450,000 Method: Private Sale Date: 25/12/2021 Property Type: House Land Size: 856 sqm approx Agent Comments

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