

# 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

8 Cygnet Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$900,000

### Median sale price

Median price \$905,000 Property Type House Suburb Eltham

Period - From 01/10/2018 to 30/09/2019 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	6 Vine St ELTHAM 3095	\$890,000	31/05/2019
2	57 Sackville St MONTMORENCY 3094	\$885,000	09/11/2019
3	69 Luck St ELTHAM 3095	\$872,000	20/07/2019

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:

25/11/2019 10:57



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**Property Type:** House  
**Land Size:** 875 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$900,000  
**Median House Price**  
Year ending September 2019: \$905,000

## Comparable Properties



**6 Vine St ELTHAM 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$890,000  
**Method:** Sold Before Auction  
**Date:** 31/05/2019  
**Property Type:** House (Res)  
**Land Size:** 781 sqm approx



**57 Sackville St MONTMORENCY 3094 (REI)**

**Agent Comments**

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**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 09/11/2019  
**Property Type:** House (Res)  
**Land Size:** 811 sqm approx



**69 Luck St ELTHAM 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$872,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Property Type:** House (Res)  
**Land Size:** 487 sqm approx