

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

30 Marlow Place, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$985,000

Property Type House

Suburb Eltham

Period - From 01/10/2019

to 31/12/2019

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	55 Malabar Cr ELTHAM 3095	\$1,113,000	28/11/2019
2	6 Wynvale Ct ELTHAM 3095	\$1,050,000	12/12/2019
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:

25/03/2020 11:28



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 927 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
December quarter 2019: \$985,000

Comparable Properties



55 Malabar Cr ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,113,000
Method: Sold Before Auction
Date: 28/11/2019
Property Type: House (Res)
Land Size: 812 sqm approx



6 Wynvale Ct ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,050,000
Method: Private Sale
Date: 12/12/2019
Property Type: House
Land Size: 1031 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.