

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 49 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$1,135,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to 31/03/2021

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	3 Orbel Ct ELTHAM 3095	\$1,164,000	10/03/2021
2	7 Morden Pl ELTHAM 3095	\$1,080,000	12/03/2021
3	14 Heddon Ct ELTHAM 3095	\$1,050,000	27/02/2021

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:

23/04/2021 15:27



Rooms: 7
Property Type: House
Land Size: 907.269 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
March quarter 2021: \$1,135,000

Comparable Properties



3 Orbel Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$1,164,000
Method: Private Sale
Date: 10/03/2021
Property Type: House (Res)



7 Morden PI ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 12/03/2021
Property Type: House (Res)
Land Size: 784 sqm approx



14 Heddon Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 846 sqm approx