

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 Gum Hill Court Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,107,500

Property type

House

Suburb

Eltham

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

78 Leane Drive Eltham VIC 3095	\$1,515,000	18-Mar-21
51 John Street Eltham VIC 3095	\$1,620,000	20-Mar-20
131 Franklin Street Eltham VIC 3095	\$1,600,000	06-May-21

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 6 months.~~

This Statement of Information was prepared on: 05 October 2021



78 Leane Drive Eltham VIC 3095

Sold Price

\$1,515,000

Sold Date

18-Mar-21

5 3 2

Distance

1.78km



51 John Street Eltham VIC 3095

Sold Price

\$1,620,000

Sold Date

20-Mar-20

4 2 2

Distance

1.85km



131 Franklin Street Eltham VIC 3095

Sold Price

\$1,600,000

Sold Date

06-May-21

3 2 2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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