

# 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

23 Hartland Way, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/07/2021

to

30/06/2022

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	5 Bayfield Dr ELTHAM 3095	\$1,205,000	20/07/2022
2	27 Hartland Way ELTHAM 3095	\$1,150,000	18/03/2022
3	1362 Main Rd ELTHAM 3095	\$1,080,000	14/08/2022

**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:

01/09/2022 14:31



3 2 2

**Property Type:** House  
**Land Size:** 817 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending June 2022: \$1,300,000

## Comparable Properties



**5 Bayfield Dr ELTHAM 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,205,000  
**Method:** Private Sale  
**Date:** 20/07/2022  
**Property Type:** House (Res)  
**Land Size:** 825 sqm approx



**27 Hartland Way ELTHAM 3095 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,150,000  
**Method:** Sold Before Auction  
**Date:** 18/03/2022  
**Property Type:** House (Res)  
**Land Size:** 850 sqm approx



**1362 Main Rd ELTHAM 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 14/08/2022  
**Property Type:** House  
**Land Size:** 796 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192