

# 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

63 Leane Drive, 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 \$1,380,000

&

\$1,480,000

### Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to 31/12/2021

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	67 Kalbar Rd ELTHAM 3095	\$1,450,000	25/12/2021
2	10 Quentin Way ELTHAM 3095	\$1,432,000	22/12/2021
3	3 Quentin Way ELTHAM 3095	\$1,390,000	11/12/2021

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:

25/01/2022 18:12



4 2 2

**Property Type:** House  
**Land Size:** 1468 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,380,000 - \$1,480,000  
**Median House Price**  
Year ending December 2021: \$1,250,000

## Comparable Properties



**67 Kalbar Rd ELTHAM 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 25/12/2021  
**Property Type:** House  
**Land Size:** 856 sqm approx



**10 Quentin Way ELTHAM 3095 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,432,000  
**Method:** Auction Sale  
**Date:** 22/12/2021  
**Property Type:** House (Res)  
**Land Size:** 976 sqm approx



**3 Quentin Way ELTHAM 3095 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 11/12/2021  
**Property Type:** House (Res)  
**Land Size:** 838 sqm approx

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