

# 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

1 Susan Street, 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 \$850,000 & \$920,000

### Median sale price

Median price \$985,000 Property Type House Suburb Eltham

Period - From 01/07/2019 to 30/06/2020 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.

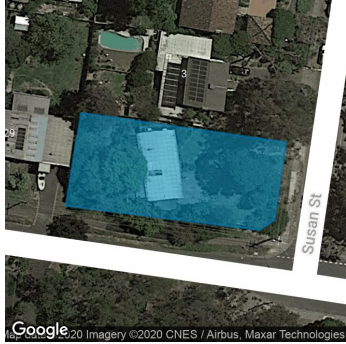
	Address of comparable property	Price	Date of sale
1	95 Buena Vista Dr MONTMORENCY 3094	\$911,000	05/08/2020
2	5 Sapphire Ct LOWER PLENTY 3093	\$890,000	24/06/2020
3	118 Pitt St ELTHAM 3095	\$855,000	04/08/2020

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:

07/10/2020 17:55



 3    1    1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 963 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$920,000  
**Median House Price**  
Year ending June 2020: \$985,000

## Comparable Properties



**95 Buena Vista Dr MONTMORENCY 3094 (REI)** **Agent Comments**

 3    2    2

**Price:** \$911,000  
**Method:** Private Sale  
**Date:** 05/08/2020  
**Property Type:** House



**5 Sapphire Ct LOWER PLENTY 3093 (REI/VG)** **Agent Comments**

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**Price:** \$890,000  
**Method:** Sold Before Auction  
**Date:** 24/06/2020  
**Property Type:** House (Res)  
**Land Size:** 797 sqm approx



**118 Pitt St ELTHAM 3095 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 04/08/2020  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 834 sqm approx