

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

6 Milne Place, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,340,000

Median sale price

Median price

\$1,038,000

Property Type

House

Suburb

Eltham North

Period - From

01/04/2020

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	10 Ezio Ct DIAMOND CREEK 3089	\$1,340,000	20/03/2021
2	19 Snowball Rd ELTHAM NORTH 3095	\$1,315,000	15/05/2021
3			

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:

19/05/2021 12:36



4 2 2

Property Type: House
Land Size: 924 sqm approx
Agent Comments

Indicative Selling Price
\$1,340,000

Median House Price
Year ending March 2021: \$1,038,000

Comparable Properties



10 Ezio Ct DIAMOND CREEK 3089 (REI)

Agent Comments

3 2 2

Price: \$1,340,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 1157 sqm approx



19 Snowball Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 3 2

Price: \$1,315,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 872 sqm approx

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.