

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

27 Progress Road, Eltham North Vic 3095

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$983,500 Property Type House Suburb Eltham North

Period - From 01/10/2019 to 30/09/2020 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	7 Upland Ct ELTHAM NORTH 3095	\$1,090,000	31/10/2020
2	3 Lenkunya Ct ELTHAM NORTH 3095	\$1,050,000	28/07/2020
3	51 Arcadia Way ELTHAM NORTH 3095	\$1,015,000	12/11/2020

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: 12/12/2020 15:17



4 2 2

Property Type: House
Land Size: 911 sqm approx
Agent Comments

Indicative Selling Price
\$990,000 - \$1,080,000
Median House Price
Year ending September 2020: \$983,500

Comparable Properties



7 Upland Ct ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 2

Price: \$1,090,000
Method: Private Sale
Date: 31/10/2020
Property Type: House
Land Size: 802 sqm approx



3 Lenkunya Ct ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,050,000
Method: Private Sale
Date: 28/07/2020
Rooms: 6
Property Type: House (Res)
Land Size: 898 sqm approx



51 Arcadia Way ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,015,000
Method: Private Sale
Date: 12/11/2020
Property Type: House (Res)