

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

68 Kalbar Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,175,000

&

\$1,250,000

Median sale price

Median price \$935,000

Property Type House

Suburb Eltham

Period - From 09/01/2019

to

08/01/2020

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	22 Research Warrandyte Rd RESEARCH 3095	\$1,310,000	23/11/2019
2	57 Kalbar Rd ELTHAM 3095	\$1,170,000	04/09/2019
3	3 Victoria Cl ELTHAM 3095	\$1,152,000	07/12/2019

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:

09/01/2020 12:00



4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 1101 sqm approx
Agent Comments

Indicative Selling Price
\$1,175,000 - \$1,250,000
Median House Price
09/01/2019 - 08/01/2020: \$935,000

Comparable Properties



22 Research Warrandyte Rd RESEARCH 3095 (REI)

5 3 2

Price: \$1,310,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 1124 sqm approx

Agent Comments

Superior renovation - inferior location. Generally expected to be higher in value than 68 Kalbar Rd, Eltham.



57 Kalbar Rd ELTHAM 3095 (REI)

5 2 2

Price: \$1,170,000
Method: Private Sale
Date: 04/09/2019
Property Type: House (Res)
Land Size: 1331 sqm approx

Agent Comments

Smaller home than 68 Kalbar Rd, Eltham. Overall, property considered quite comparable though.



3 Victoria Ct ELTHAM 3095 (REI)

4 2 2

Price: \$1,152,000
Method: Auction Sale
Date: 07/12/2019
Rooms: 7
Property Type: House (Res)
Land Size: 1442 sqm approx

Agent Comments

Quite comparable to 68 Kalbar Rd, Eltham. A larger allotment, however a home in need of more renovation and not physically as large.