Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Stamford Court, Eltham Vic 3095

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|---------------|--|-------------|------|--------|--------|--|--|
| Range betweer | n \$960,000 | | & | | \$1,050,000 | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$1,320,000 | Pro | Property Type | | House | | Suburb | Eltham | | |
| Period - From | 01/10/2021 | to | 31/12/2021 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1 | 16 Bainbridge Dr ELTHAM 3095 | \$1,050,000 | 28/12/2021 |
| 2 | 67 Henry St ELTHAM 3095 | \$1,040,000 | 30/12/2021 |
| 3 | 10 Elsa Ct ELTHAM 3095 | \$980,000 | 06/12/2021 |

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:

23/02/2022 12:17



6 Stamford Court, Eltham Vic 3095







Property Type: House (Previously Occupied - Detached) Land Size: 891 sqm approx Agent Comments Steve Schumann 03 9431 1222 0409 581 190 steveschumann@jelliscraig.com.au

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price December quarter 2021: \$1,320,000

Comparable Properties

| 16 Bainbridge Dr ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,050,000 Method: Private Sale Date: 28/12/2021 Rooms: 7 Property Type: House (Res) Land Size: 952 sqm approx | Agent Comments |
|--|----------------|
| 67 Henry St ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,040,000 Method: Private Sale Date: 30/12/2021 Rooms: 6 Property Type: House (Res) Land Size: 813 sqm approx | Agent Comments |
| 10 Elsa Ct ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$980,000 Method: Sold Before Auction Date: 06/12/2021 Property Type: House (Res) Land Size: 619 sqm approx | Agent Comments |

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



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