

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 Stamford Court, Eltham Vic 3095

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Eltham

Period - From 01/10/2021 to 31/12/2021 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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 891 sqm approx

Agent Comments

Comparable Properties



16 Bainbridge Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 28/12/2021

Rooms: 7

Property Type: House (Res)

Land Size: 952 sqm approx



67 Henry St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 30/12/2021

Rooms: 6

Property Type: House (Res)

Land Size: 813 sqm approx



10 Elsa Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$980,000

Method: Sold Before Auction

Date: 06/12/2021

Property Type: House (Res)

Land Size: 619 sqm approx