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



propertydata .com.au The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.