

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 Plumtree Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,280,500

Property Type House

Suburb Eltham

Period - From 01/10/2021

to 30/09/2022

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	5 Sunray Ct ELTHAM 3095	\$1,650,000	28/05/2022
2	16 Leonard Cr ELTHAM 3095	\$1,610,000	26/07/2022
3	121 Mount Pleasant Rd ELTHAM 3095	\$1,605,000	23/09/2022

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:

18/10/2022 14:13



4 2 2

Property Type: House
Land Size: 1233 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median House Price
Year ending September 2022: \$1,280,500

Comparable Properties



5 Sunray Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 28/05/2022
Property Type: House (Res)
Land Size: 1175 sqm approx



16 Leonard Cr ELTHAM 3095 (REI)

Agent Comments

4 2 4

Price: \$1,610,000
Method: Private Sale
Date: 26/07/2022
Property Type: House
Land Size: 945 sqm approx



121 Mount Pleasant Rd ELTHAM 3095 (REI)

Agent Comments

5 4 3

Price: \$1,605,000
Method: Private Sale
Date: 23/09/2022
Property Type: House
Land Size: 2228 sqm approx

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