

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

40 Malabar Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,275,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Eltham

Period - From 01/01/2020

to

31/12/2020

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	136 Pitt St ELTHAM 3095	\$1,276,000	19/12/2020
2	23 Howgate Ct ELTHAM 3095	\$1,250,000	27/02/2021
3	5 Allambie Dr ELTHAM 3095	\$1,242,000	06/02/2021

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:

23/03/2021 09:21



 4  3  2

Property Type: House (Res)

Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,275,000

Median House Price

Year ending December 2020: \$1,050,000

Comparable Properties



136 Pitt St ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,276,000

Method: Auction Sale

Date: 19/12/2020

Property Type: House (Res)

Land Size: 793 sqm approx



23 Howgate Ct ELTHAM 3095 (REI)

Agent Comments

 5  2  2

Price: \$1,250,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 848 sqm approx



5 Allambie Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,242,000

Method: Auction Sale

Date: 06/02/2021

Property Type: House (Res)

Land Size: 808 sqm approx