

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

2 Echidna Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/04/2024

to 30/06/2024

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	13 Caltowie Ct RESEARCH 3095	\$1,391,337	30/01/2024
2	19 Quentin Way ELTHAM 3095	\$1,440,000	21/03/2024
3	31 Bainbridge Dr ELTHAM 3095	\$1,585,000	06/03/2024

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:

31/07/2024 15:33



 5
  3
  2

Rooms: 7
Property Type: House
Land Size: 1256 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 June quarter 2024: \$1,300,000

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.

Comparable Properties

13 Caltowie Ct RESEARCH 3095 (REI)

Agent Comments

 4
  2
  2

Price: \$1,391,337
Method:
Date: 30/01/2024
Property Type: House



19 Quentin Way ELTHAM 3095 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$1,440,000
Method: Private Sale
Date: 21/03/2024
Property Type: House
Land Size: 893 sqm approx



31 Bainbridge Dr ELTHAM 3095 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,585,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 911 sqm approx

Account - Barry Plant | P: (03) 9431 1243