

## 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

3 CROFTON COURT ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$970,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Eltham

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

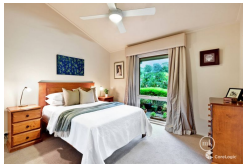
Date of sale

2 GLOUCESTER COURT ELTHAM VIC 3095	\$980,000	16-Feb-23
16 LAMORNA COURT ELTHAM VIC 3095	\$990,000	25-Mar-23

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 6 months.

This Statement of Information was prepared on: 28 July 2023



**2 GLOUCESTER COURT ELTHAM  
VIC 3095**

 3  2  -

Sold Price

**\$980,000**

Sold Date

**16-Feb-23**

Distance

**1.99km**



**16 LAMORNA COURT ELTHAM VIC  
3095**

 4  2  2

Sold Price

**\$990,000**

Sold Date

**25-Mar-23**

Distance

**1.85km**

RS = Recent sale

UN = Undisclosed Sale

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