

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 Milne Place, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,230,000 & \$1,280,000

Median sale price

Median price \$990,000 Property Type House Suburb Eltham North

Period - From 01/04/2019 to 31/03/2020 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	226 Beales Rd ST HELENA 3088	\$1,250,000	30/11/2019
2	35 Sunrise Dr GREENSBOROUGH 3088	\$1,200,000	13/02/2020
3			

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:

28/05/2020 15:26



 4  3  2

Property Type: House (Previously Occupied - Detached)
Land Size: 851 sqm approx
Agent Comments

Indicative Selling Price
\$1,230,000 - \$1,280,000
Median House Price
Year ending March 2020: \$990,000

Comparable Properties

226 Beales Rd ST HELENA 3088 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 635 sqm approx



35 Sunrise Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  3  5

Price: \$1,200,000
Method: Sold Before Auction
Date: 13/02/2020
Property Type: House (Res)
Land Size: 826 sqm approx

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.