

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

8 Scarlet Ash Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham

Period - From 01/01/2023

to

31/12/2023

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	67 Eucalyptus Rd ELTHAM 3095	\$1,150,000	11/12/2023
2	1331 Main Rd ELTHAM 3095	\$1,110,000	13/12/2023
3	22 Coolabah Dr ELTHAM 3095	\$1,080,000	28/11/2023

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:

22/02/2024 17:29



4 2 2

Property Type: House
Land Size: 905 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2023: \$1,230,000

Comparable Properties



67 Eucalyptus Rd ELTHAM 3095 (REI)

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 796 sqm approx

Agent Comments

This home was in better condition



1331 Main Rd ELTHAM 3095 (REI/VG)

4 2 2

Price: \$1,110,000
Method: Sold Before Auction
Date: 13/12/2023
Property Type: House (Res)
Land Size: 779 sqm approx

Agent Comments

This home is has been updated



22 Coolabah Dr ELTHAM 3095 (REI)

4 2 2

Price: \$1,080,000
Method: Private Sale
Date: 28/11/2023
Property Type: House (Res)
Land Size: 937 sqm approx

Agent Comments

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