

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

21 Malabar Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$890,000 & \$960,000

Median sale price

Median price \$887,500 Property Type House Suburb Eltham

Period - From 01/04/2019 to 30/06/2019 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	14 Doodson Ct ELTHAM 3095	\$948,000	20/05/2019
2	119 Arthur St ELTHAM 3095	\$925,000	08/04/2019
3	98 Arthur St ELTHAM 3095	\$900,000	24/06/2019

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:

08/10/2019 12:14



Property Type: House (Previously Occupied - Detached)
Land Size: 796 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$960,000
Median House Price
June quarter 2019: \$887,500

Comparable Properties



14 Doodson Ct ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$948,000
Method: Private Sale
Date: 20/05/2019
Property Type: House
Land Size: 785 sqm approx



119 Arthur St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 08/04/2019
Property Type: House
Land Size: 864 sqm approx



98 Arthur St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$900,000
Method: Private Sale
Date: 24/06/2019
Property Type: House (Res)
Land Size: 787 sqm approx