

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

22 Diosma Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,280,000

&

\$1,360,000

Median sale price

Median price \$905,000

Property Type House

Suburb Eltham

Period - From 01/10/2018

to 30/09/2019

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	55 John St ELTHAM 3095	\$1,301,000	21/09/2019
2	48 View Hill Cr ELTHAM 3095	\$1,300,000	08/11/2019
3	5 Venue Cl ELTHAM 3095	\$1,250,000	14/09/2019

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:

13/11/2019 16:15



4 2 2

Property Type: House (Res)
Land Size: 1222 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,360,000
Median House Price
Year ending September 2019: \$905,000

Comparable Properties



55 John St ELTHAM 3095 (REI)

Agent Comments

4 3 2

Price: \$1,301,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 867 sqm approx



48 View Hill Cr ELTHAM 3095 (REI)

Agent Comments

5 3 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 08/11/2019
Property Type: House
Land Size: 933 sqm approx



5 Venue Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,250,000
Method: Auction Sale
Date: 14/09/2019
Property Type: House (Res)
Land Size: 989 sqm approx