

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

39 Frank Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$900,000

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	16 Nundah Dr ELTHAM 3095	\$857,500	11/11/2019
2	57 Eucalyptus Rd ELTHAM 3095	\$909,000	07/09/2019
3	44 Valonia Dr ELTHAM 3095	\$915,000	02/11/2019

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:

25/11/2019 10:53

39 Frank Street, Eltham Vic 3095



 4  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$900,000

Median House Price

Year ending September 2019: \$905,000

Comparable Properties



16 Nundah Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$857,500

Method: Private Sale

Date: 11/11/2019

Rooms: 6

Property Type: House (Res)

Land Size: 829 sqm approx



57 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  -

Price: \$909,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 794 sqm approx



44 Valonia Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$915,000

Method: Sold Before Auction

Date: 02/11/2019

Property Type: House (Res)

Land Size: 803 sqm approx

Account - Jellis Craig | P: 03 94598111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.