

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 Gum Hill Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Eltham

Period - From 01/07/2021

to

30/06/2022

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	47 Eucalyptus Rd ELTHAM 3095	\$1,270,000	07/05/2022
2	9 Ashdale Gr ELTHAM 3095	\$1,195,000	14/07/2022
3	27 Hartland Way ELTHAM 3095	\$1,150,000	18/03/2022

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:

23/08/2022 10:16



3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 1176 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending June 2022: \$1,300,000

Comparable Properties



47 Eucalyptus Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Auction Sale
Date: 07/05/2022
Rooms: 6
Property Type: House (Res)
Land Size: 837 sqm approx



9 Ashdale Gr ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,195,000
Method: Auction Sale
Date: 14/07/2022
Property Type: House (Res)
Land Size: 1031 sqm approx



27 Hartland Way ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 18/03/2022
Property Type: House (Res)
Land Size: 850 sqm approx