# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Gum Hill Court, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$1,150,000		&		\$1,250,0	00		
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Ηοι	ISE		Suburb	Eltham
Period - From	01/07/2021	to	30/06/2022		So	urce	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









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		
	Price: \$1,270,000 Method: Auction Sale Date: 07/05/2022 Rooms: 6			
94	Property Type: House (Res) Land Size: 837 sqm approx			
	9 Ashdale Gr ELTHAM 3095 (REI)	Agent Comments		
DE INRAMA	<b>1</b>			
	Price: \$1,195,000			
	Method: Auction Sale Date: 14/07/2022			
	Property Type: House (Res)			
and the second se	Land Size: 1031 sqm approx			
in mark	27 Hartland Way ELTHAM 3095 (REI/VG)	Agent Comments		
	<b>1</b> 3 <b>1</b> 2 <b>2</b> 2			
Contract of the second	Price: \$1,150,000			
	Method: Sold Before Auction			
and the second second	Date: 18/03/2022 Property Type: House (Res)			
and the second	Land Size: 850 sqm approx			

### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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