

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

30 Park West Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Eltham

Period - From 01/10/2020 to 31/12/2020 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	7 Morden PI ELTHAM 3095	\$1,080,000	12/03/2021
2	123 Franklin St ELTHAM 3095	\$1,076,000	16/11/2020
3	51 Arcadia Way ELTHAM NORTH 3095	\$1,015,000	12/11/2020

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:

19/03/2021 14:54



Property Type: House
Land Size: 758 approx. sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 December quarter 2020: \$1,085,000

Comparable Properties



7 Morden PI ELTHAM 3095 (REI)

Agent Comments



Price: \$1,080,000
Method: Private Sale
Date: 12/03/2021
Property Type: House (Res)
Land Size: 784 sqm approx



123 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,076,000
Method: Private Sale
Date: 16/11/2020
Property Type: House (Res)
Land Size: 784.50 sqm approx



51 Arcadia Way ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,015,000
Method: Private Sale
Date: 12/11/2020
Property Type: House (Res)
Land Size: 786 sqm approx