

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

83 VALONIA DRIVE ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Eltham

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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 6 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

1362 MAIN ROAD ELTHAM VIC 3095	\$1,080,000	14-Aug-22
12 SANDHURST COURT ELTHAM VIC 3095	\$1,030,000	25-May-22
21 MILBORNE CRESCENT ELTHAM VIC 3095	\$1,100,000	05-May-22

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 6 months.~~

This Statement of Information was prepared on: 20 October 2022



1362 MAIN ROAD ELTHAM VIC 3095

4 2 2

Sold Price ^{RS} **\$1,080,000** Sold Date **14-Aug-22**

Distance **0.89km**



12 SANDHURST COURT ELTHAM VIC 3095

4 2 2

Sold Price **\$1,030,000** Sold Date **25-May-22**

Distance **2.27km**



21 MILBORNE CRESCENT ELTHAM VIC 3095

4 2 2

Sold Price **\$1,100,000** Sold Date **05-May-22**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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