

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

46 Manning Road, Eltham Vic 3095

Indicative selling price

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

Range between \$960,000 & \$1,010,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Eltham

Period - From 01/01/2020 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	14 Heddon Ct, Eltham, Vic 3095, Australia	\$1,050,000	27/02/2021
2	4 Balmoral Cirt ELTHAM 3095	\$1,045,000	25/11/2020
3	5 Roslyn Ct ELTHAM NORTH 3095	\$1,026,000	18/01/2021

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:

01/03/2021 13:12



3 2 2

Property Type: House
Land Size: 796 sqm approx
Agent Comments

Indicative Selling Price
\$960,000 - \$1,010,000
Median House Price
Year ending December 2020: \$1,050,000

Comparable Properties

14 Heddon Ct, Eltham, Vic 3095, Australia (REI)

Agent Comments

4 3 3

Price: \$1,050,000
Method:
Date: 27/02/2021
Property Type: House



4 Balmoral Cirt ELTHAM 3095 (REI/VG)

Agent Comments

5 3 3

Price: \$1,045,000
Method: Private Sale
Date: 25/11/2020
Property Type: House
Land Size: 814 sqm approx



5 Roslyn Ct ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$1,026,000
Method: Sold Before Auction
Date: 18/01/2021
Property Type: House (Res)
Land Size: 1250 sqm approx