

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

6 Victoria Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$996,250

Property Type House

Suburb Eltham

Period - From 01/10/2019

to 30/09/2020

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	15 Adecroft Ct ELTHAM 3095	\$1,275,000	02/06/2020
2	33 Kalbar Rd ELTHAM 3095	\$1,240,000	02/10/2020
3	16a Diosma Rd ELTHAM 3095	\$1,230,000	25/06/2020

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:

18/11/2020 16:12



 4  2  2

Property Type: House
Land Size: 1131 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2020: \$996,250

Comparable Properties



15 Adecroft Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,275,000
Method: Private Sale
Date: 02/06/2020
Property Type: House
Land Size: 870 sqm approx



33 Kalbar Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  3

Price: \$1,240,000
Method: Private Sale
Date: 02/10/2020
Property Type: House (Res)
Land Size: 1094 sqm approx

16a Diosma Rd ELTHAM 3095 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,230,000
Method: Private Sale
Date: 25/06/2020
Property Type: House (Res)
Land Size: 832 sqm approx