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 78 Leane Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,350,000		&		\$1,475,000				
Median sale price									
Median price	\$1,085,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Woongarra Ct ELTHAM 3095	\$1,450,000	04/11/2020
2	4 Goodlet PI ELTHAM 3095	\$1,420,000	18/12/2020
3			

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:

16/02/2021 20:32



78 Leane Drive, Eltham Vic 3095



Pina Kara





Property Type: Divorce/Estate/Family Transfers Land Size: 17452 sqm approx Agent Comments 9431 1222 0415 911 437 pinakara@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,475,000 Median House Price December quarter 2020: \$1,085,000

Comparable Properties

2 Woongarra Ct ELTHAM 3095 (REI/VG) 4 2 3 Price: \$1,450,000 Method: Private Sale Date: 04/11/2020 Property Type: House Land Size: 1419 sqm approx	Agent Comments
4 Goodlet PI ELTHAM 3095 (REI) 4 2 8 8 Price: \$1,420,000 Method: Private Sale Date: 18/12/2020 Property Type: House (Res) Land Size: 2272 sqm approx	Agent Comments

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.

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.