

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

2-4 Antoinette Boulevard, Eltham Vic 3095

Indicative selling price

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

Range between

\$2,400,000

&

\$2,500,000

Median sale price

Median price

\$1,320,000

Property Type

House

Suburb

Eltham

Period - From

01/10/2021

to

31/12/2021

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 View Rd LOWER PLENTY 3093	\$2,400,000	14/10/2021
2	45 Rosehill Rd LOWER PLENTY 3093	\$2,400,000	23/11/2021
3	35 Antoinette Blvd ELTHAM 3095	\$2,300,000	27/11/2021

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:

24/03/2022 12:20



Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,500,000
Median House Price
December quarter 2021: \$1,320,000

Comparable Properties



14 View Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$2,400,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 4686 sqm approx



45 Rosehill Rd LOWER PLENTY 3093 (REI/VG)

Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 23/11/2021
Rooms: 6
Property Type: House (Res)
Land Size: 4018 sqm approx



35 Antoinette Blvd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$2,300,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 5384 sqm approx

Similar in size and location although our land has more to offer, views from the deck & arguably a more appealing spot in the street.