

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

48 Milborne Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$830,000 & \$890,000

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	59 Henry St ELTHAM 3095	\$885,000	02/02/2021
2	1350 Main Rd ELTHAM 3095	\$845,000	25/11/2020
3	89 Railway Pde ELTHAM 3095	\$831,000	25/01/2021

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:

09/04/2021 08:12



 3  1  1

Property Type: House (Res)

Land Size: 788 sqm approx

Agent Comments

Indicative Selling Price

\$830,000 - \$890,000

Median House Price

Year ending December 2020: \$1,050,000

Comparable Properties

59 Henry St ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$885,000

Method: Private Sale

Date: 02/02/2021

Property Type: House (Res)

Land Size: 808 sqm approx



1350 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$845,000

Method: Private Sale

Date: 25/11/2020

Property Type: House (Res)

Land Size: 805 sqm approx



89 Railway Pde ELTHAM 3095 (REI)

Agent Comments

 3  1  1

Price: \$831,000

Method: Private Sale

Date: 25/01/2021

Property Type: House (Res)

Land Size: 901 sqm approx