

# 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

61 Balmoral Circuit, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$1,285,000

Property Type House

Suburb Eltham

Period - From 08/09/2021

to

07/09/2022

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	17 Arcadia Way ELTHAM NORTH 3095	\$1,318,000	18/07/2022
2	8 Hawkhurst Ct ELTHAM 3095	\$1,225,000	16/07/2022
3	2 Ibera Ct ELTHAM NORTH 3095	\$1,210,000	05/05/2022

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:

08/09/2022 09:55



 6   
  3   
  2

**Rooms:** 10  
**Property Type:** House  
**Land Size:** 1328 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,200,000 - \$1,300,000  
**Median House Price**  
 08/09/2021 - 07/09/2022: \$1,285,000

## Comparable Properties



17 Arcadia Way ELTHAM NORTH 3095 (REI)

Agent Comments

 5   
  3   
  2

**Price:** \$1,318,000  
**Method:** Private Sale  
**Date:** 18/07/2022  
**Property Type:** House (Res)  
**Land Size:** 982 sqm approx



8 Hawkhurst Ct ELTHAM 3095 (REI)

Agent Comments

 4   
  2   
  2

**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 16/07/2022  
**Property Type:** House  
**Land Size:** 1487 sqm approx



2 Ibera Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4   
  3   
  2

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 05/05/2022  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 1433 sqm approx

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