

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

3 Sion Close, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,230,000

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	5 Allambie Dr ELTHAM 3095	\$1,242,000	06/02/2021
2	103 Franklin St ELTHAM 3095	\$1,230,000	08/12/2020
3	150 Pitt St ELTHAM 3095	\$1,217,000	16/12/2020

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:

11/03/2021 10:30



4 2 2

Property Type: House
Land Size: 889 sqm approx
Agent Comments

Indicative Selling Price
\$1,230,000
Median House Price
Year ending December 2020: \$1,050,000

Comparable Properties



5 Allambie Dr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,242,000
Method: Auction Sale
Date: 06/02/2021
Property Type: House (Res)
Land Size: 808 sqm approx



103 Franklin St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,230,000
Method: Private Sale
Date: 08/12/2020
Property Type: House (Res)
Land Size: 889 sqm approx



150 Pitt St ELTHAM 3095 (REI)

Agent Comments

4 2 3

Price: \$1,217,000
Method: Private Sale
Date: 16/12/2020
Property Type: House
Land Size: 793 sqm approx