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 3 Sion Close, Eltham Vic 3095

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|---------------|-----|---------------------|--|-----|------|--------|--------|--|
| Single pric | e \$1,230,000 | | | | | | | | |
| Median sale price | | | | | | | | | |
| Median price | \$1,050,000 | Pro | Property Type House | | ISE | | Suburb | Eltham | |
| Period - From | 01/01/2020 | 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 six months 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 | 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









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) 4 2 2 2 Price: \$1,242,000 Method: Auction Sale Date: 06/02/2021 Property Type: House (Res) Land Size: 808 sqm approx | Agent Comments |
|---|----------------|
| 103 Franklin St ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,230,000 Method: Private Sale Date: 08/12/2020 Property Type: House (Res) Land Size: 889 sqm approx | Agent Comments |
| 150 Pitt St ELTHAM 3095 (REI) 4 2 3 Price: \$1,217,000 Method: Private Sale Date: 16/12/2020 Property Type: House Land Size: 793 sqm approx | Agent Comments |

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



Propertydata

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.