

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

36 FLORISTON GROVE ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

5 LALEHAM COURT ELTHAM VIC 3095	\$1,400,000	24-Feb-24
18 FAIRDALE COURT ELTHAM VIC 3095	\$1,430,000	13-Dec-23

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 6 months.

This Statement of Information was prepared on: 04 March 2024



5 LALEHAM COURT ELTHAM VIC 3095

Sold Price

^{RS}

\$1,400,000

Sold Date

24-Feb-24

4 2 2

Distance

1.36km



18 FAIRDALE COURT ELTHAM VIC 3095

Sold Price

\$1,430,000

Sold Date

13-Dec-23

4 2 2

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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