

# 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

37 Lavender Park Road, 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 \$2,300,000 & \$2,500,000

### 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	15 Lindon Strike Ct, Research, Vic 3095, Australia	\$2,411,000	04/03/2021
2	7 Culla Hill ELTHAM 3095	\$2,565,000	21/10/2020
3	38 Rosehill Rd LOWER PLENTY 3093	\$2,413,500	06/04/2021

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:

14/04/2021 09:38



 4  2  4

**Property Type:** House  
**Land Size:** 4057 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending December 2020: \$1,050,000

## Comparable Properties

**15 Lindon Strike Ct, Research, Vic 3095,  
Australia (REI)**

**Agent Comments**

 4  2  4

**Price:** \$2,411,000  
**Method:**  
**Date:** 04/03/2021  
**Property Type:** House



**7 Culla Hill ELTHAM 3095 (REI/VG)**

**Agent Comments**

 4  3  2

**Price:** \$2,565,000  
**Method:** Private Sale  
**Date:** 21/10/2020  
**Property Type:** House  
**Land Size:** 8297 sqm approx



**38 Rosehill Rd LOWER PLENTY 3093 (REI)**

**Agent Comments**

 4  3  3

**Price:** \$2,413,500  
**Method:** Auction Sale  
**Date:** 06/04/2021  
**Property Type:** House (Res)  
**Land Size:** 4041 sqm approx