

# 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

48 Eucalyptus 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,135,000 Property Type House Suburb Eltham

Period - From 01/01/2021 to 31/03/2021 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	130 Arthur St ELTHAM 3095	\$1,200,000	05/05/2021
2	133 Franklin St ELTHAM 3095	\$1,135,000	26/02/2021
3	45 Milborne Cr ELTHAM 3095	\$1,150,000	20/02/2021

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:

18/06/2021 09:24



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**Property Type:** House  
**Land Size:** 794 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
March quarter 2021: \$1,135,000

## Comparable Properties



**130 Arthur St ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 05/05/2021  
**Property Type:** House (Res)  
**Land Size:** 824 sqm approx



**133 Franklin St ELTHAM 3095 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,135,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2021  
**Property Type:** House (Res)  
**Land Size:** 786 sqm approx



**45 Milborne Cr ELTHAM 3095 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,150,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** House (Res)  
**Land Size:** 882 sqm approx