

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

52 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,230,000

Property Type House

Suburb Eltham

Period - From 16/03/2022

to

15/03/2023

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	10 Nundah Dr ELTHAM 3095	\$1,160,000	29/11/2022
2	64 Valonia Dr ELTHAM 3095	\$1,155,000	07/12/2022
3	92 Livingstone Rd ELTHAM 3095	\$1,090,000	22/11/2022

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:

16/03/2023 11:37



3 2 2

Property Type: House
Land Size: 802 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
16/03/2022 - 15/03/2023: \$1,230,000

Comparable Properties



10 Nundah Dr ELTHAM 3095 (REI/VG)

Agent Comments

3 3 2

Price: \$1,160,000
Method: Private Sale
Date: 29/11/2022
Property Type: House
Land Size: 793 sqm approx



64 Valonia Dr ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,155,000
Method: Private Sale
Date: 07/12/2022
Property Type: House
Land Size: 785 sqm approx



92 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

4 3 5

Price: \$1,090,000
Method: Private Sale
Date: 22/11/2022
Property Type: House
Land Size: 788 sqm approx

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