

# 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 View Hill Crescent, 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 \$1,180,000

&

\$1,260,000

### Median sale price

Median price \$905,000

Property Type House

Suburb Eltham

Period - From 01/10/2018

to 30/09/2019

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	4 Bushland Ct ELTHAM 3095	\$1,275,000	07/05/2019
2	87 Dalton St ELTHAM 3095	\$1,250,000	26/09/2019
3	5 Venue CI ELTHAM 3095	\$1,250,000	14/09/2019

**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:

22/10/2019 10:47



 5  3  2

**Property Type:** House (Res)

**Land Size:** 933 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,180,000 - \$1,260,000

**Median House Price**

Year ending September 2019: \$905,000

## Comparable Properties



**4 Bushland Ct ELTHAM 3095 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,275,000

**Method:** Private Sale

**Date:** 07/05/2019

**Property Type:** House

**Land Size:** 780 sqm approx



**87 Dalton St ELTHAM 3095 (REI)**

Agent Comments

 5  2  2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 26/09/2019

**Property Type:** House (Res)

**Land Size:** 663 sqm approx



**5 Venue Ct ELTHAM 3095 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** House (Res)

**Land Size:** 989 sqm approx