

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

14 Vine Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,275,000

&

\$1,350,000

Median sale price

Median price \$940,000

Property Type House

Suburb Eltham

Period - From 01/01/2019

to

31/12/2019

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	27a Wattle Av MONTMORENCY 3094	\$1,335,000	16/11/2019
2	22 Orchard Av ELTHAM NORTH 3095	\$1,311,000	26/10/2019
3	87 Dalton St ELTHAM 3095	\$1,250,000	11/11/2019

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:

31/03/2020 16:16



4 2 2

Property Type: House
Land Size: 787 sqm approx
Agent Comments

Indicative Selling Price
\$1,275,000 - \$1,350,000
Median House Price
Year ending December 2019: \$940,000

Comparable Properties



27a Wattle Av MONTMORENCY 3094 (REI)

Agent Comments

4 2 2

Price: \$1,335,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 534 sqm approx



22 Orchard Av ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,311,000
Method: Private Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 1314 sqm approx



87 Dalton St ELTHAM 3095 (REI)

Agent Comments

5 2 2

Price: \$1,250,000
Method: Private Sale
Date: 11/11/2019
Rooms: 7
Property Type: House
Land Size: 663 sqm approx