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	14 Vine Street, Eltham Vic 3095
Including suburb and	
postcode	
posicode	

Indicative selling price

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

Median sale price

Median price	\$940,000	Pro	perty 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

Add	dress 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 comparableproperties 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











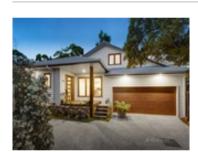


Property Type: House Land Size: 787 sqm approx

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)



Price: \$1,335,000 Method: Auction Sale Date: 16/11/2019

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments



22 Orchard Av ELTHAM NORTH 3095 (REI/VG) Agent Comments







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)

Price: \$1,250,000 Method: Private Sale Date: 11/11/2019 Rooms: 7

Property Type: House Land Size: 663 sqm approx





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