

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

8 Mulberry Court, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,225,000

Median sale price

Median price

\$932,750

Property Type

House

Suburb

Eltham

Period - From

01/04/2019

to

31/03/2020

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	5 Ely St ELTHAM 3095	\$1,222,000	18/06/2020
2	25-27 Stanley Av ELTHAM 3095	\$1,210,000	07/03/2020
3	5 Ironbark Cl ELTHAM 3095	\$1,204,000	22/02/2020

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:

02/07/2020 16:18



5 2 2

Property Type: House (Res)
Land Size: 1144 sqm approx
Agent Comments

Indicative Selling Price

\$1,225,000

Median House Price

Year ending March 2020: \$932,750

Comparable Properties



5 Ely St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,222,000
Method: Auction Sale
Date: 18/06/2020
Property Type: House (Res)
Land Size: 925 sqm approx



25-27 Stanley Av ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,210,000
Method: Private Sale
Date: 07/03/2020
Rooms: 5
Property Type: House (Res)
Land Size: 1402 sqm approx



5 Ironbark CI ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,204,000
Method: Auction Sale
Date: 22/02/2020
Rooms: 9
Property Type: House (Res)
Land Size: 1045 sqm approx