

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

11 Inez Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$985,000 Property Type House Suburb Eltham

Period - From 01/10/2019 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	30 Malabar Cr ELTHAM 3095	\$880,000	29/10/2019
2	29 Belmont Cr MONTMORENCY 3094	\$860,000	17/10/2019
3	28 Pennell St ELTHAM NORTH 3095	\$853,000	24/12/2019

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:

02/03/2020 09:44



 5  2  2

Property Type: House (Res)

Land Size: 757 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

December quarter 2019: \$985,000

Comparable Properties



30 Malabar Cr ELTHAM 3095 (REI/VG)

Agent Comments

 5  3  2

Price: \$880,000

Method: Private Sale

Date: 29/10/2019

Property Type: House (Res)

Land Size: 880 sqm approx



29 Belmont Cr MONTMORENCY 3094 (REI/VG) Agent Comments

 4  2  2

Price: \$860,000

Method: Private Sale

Date: 17/10/2019

Property Type: House (Res)

Land Size: 853 sqm approx



28 Pennell St ELTHAM NORTH 3095 (REI/VG) Agent Comments

 4  3  2

Price: \$853,000

Method: Private Sale

Date: 24/12/2019

Property Type: House (Res)

Land Size: 825 sqm approx