

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

12 Lamorna Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Eltham

Period - From 01/01/2023 to 31/12/2023 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	62 Eucalyptus Rd ELTHAM 3095	\$1,350,000	06/11/2023
2	7 Goodlet Pl ELTHAM 3095	\$1,290,000	14/11/2023
3	38 Hartland Way ELTHAM 3095	\$1,250,000	15/02/2024

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:

14/03/2024 15:55



3 2 2

Property Type: House
Land Size: 855 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2023: \$1,230,000

Comparable Properties



62 Eucalyptus Rd ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Private Sale
Date: 06/11/2023
Property Type: House
Land Size: 860 sqm approx



7 Goodlet PI ELTHAM 3095 (REI/VG)

Agent Comments

4 2 4

Price: \$1,290,000
Method: Private Sale
Date: 14/11/2023
Property Type: House (Res)
Land Size: 769 sqm approx



38 Hartland Way ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 15/02/2024
Property Type: House
Land Size: 844 sqm approx