

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

16 Enfield Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,320,000 & \$1,420,000

Median sale price

Median price \$1,275,000 Property Type House Suburb Eltham

Period - From 25/06/2023 to 24/06/2024 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 Laleham Ct ELTHAM 3095	\$1,400,000	24/02/2024
2	6 Hartland Way ELTHAM 3095	\$1,380,000	25/03/2024
3	3 Avarn Ct ELTHAM 3095	\$1,360,000	14/03/2024

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:

25/06/2024 13:28



4 2 2

Property Type: House
Land Size: 878 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,320,000 - \$1,420,000
Median House Price
 25/06/2023 - 24/06/2024: \$1,275,000

Comparable Properties



5 Laleham Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,400,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 863 sqm approx



6 Hartland Way ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 847 sqm approx



3 Avarg Ct ELTHAM 3095 (REI)

Agent Comments

5 3 2

Price: \$1,360,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 907 sqm approx

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