

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

17 Floriston Grove, Eltham Vic 3095

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,270,000 Property Type House Suburb Eltham

Period - From 08/07/2023 to 07/07/2024 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	31 Ridgeview St ELTHAM 3095	\$1,280,000	19/06/2024
2	20 Cameron Ct ELTHAM 3095	\$1,200,000	23/03/2024
3	5 Booth Ct ELTHAM 3095	\$1,160,000	18/06/2024

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: 08/07/2024 13:23



4
 2
 2

Property Type: House (Res)

Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

08/07/2023 - 07/07/2024: \$1,270,000

Comparable Properties



31 Ridgeview St ELTHAM 3095 (REI)

4
 2
 2

Price: \$1,280,000

Method: Private Sale

Date: 19/06/2024

Property Type: House (Res)

Land Size: 1101 sqm approx

Agent Comments

Ridgeview Street was a larger home however was not finished or presented as nicely at Floriston Grove



20 Cameron Ct ELTHAM 3095 (REI/VG)

3
 2
 2

Price: \$1,200,000

Method: Private Sale

Date: 23/03/2024

Property Type: House

Land Size: 817 sqm approx

Agent Comments

Floriston Grove is a larger home with newer finishes



5 Booth Ct ELTHAM 3095 (REI)

4
 2
 2

Price: \$1,160,000

Method: Private Sale

Date: 18/06/2024

Property Type: House

Land Size: 745 sqm approx

Agent Comments

Booth Court needed substantial upkeep to be at the same standard as Floriston Grove, and Booth Court was also near high voltage powerlines

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