

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

18 Fairdale 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 \$1,200,000 Property Type House Suburb Eltham

Period - From 01/10/2022 to 30/09/2023 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	24 Glenister Dr ELTHAM 3095	\$1,350,000	14/10/2023
3	6 Avarn Ct ELTHAM 3095	\$1,330,000	23/06/2023

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:

22/11/2023 15:35



 4  2  2

Property Type: House

Land Size: 870 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2023: \$1,200,000

Comparable Properties



62 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Private Sale

Date: 06/11/2023

Property Type: House

Land Size: 860 sqm approx



24 Glenister Dr ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 14/10/2023

Rooms: 7

Property Type: House (Res)

Land Size: 797 sqm approx

6 Avarn Ct ELTHAM 3095 (VG)

Agent Comments

 4  -  -

Price: \$1,330,000

Method: Sale

Date: 23/06/2023

Property Type: House (Previously Occupied - Detached)

Land Size: 1050 sqm approx