

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

2/3 Diamond Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

to 30/06/2023

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	1/19 Virginia Ct MONTMORENCY 3094	\$1,240,000	05/07/2023
2			
3			

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:

16/08/2023 15:24



 3  2  2

Property Type: House
Land Size: 410 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
June quarter 2023: \$1,180,000

Comparable Properties



1/19 Virginia Ct MONTMORENCY 3094 (REI)

 3  2  -

Price: \$1,240,000
Method: Private Sale
Date: 05/07/2023
Property Type: House
Land Size: 642 sqm approx

Agent Comments

Lacked the double garage that we have, we are also in more of a central location to the shops

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.