

# 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

20 Cronus Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$880,000

### Median sale price

Median price \$1,295,000 Property Type House Suburb Eltham

Period - From 01/07/2023 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	79 Brougham St ELTHAM 3095	\$880,000	16/09/2023
2	1 Cronus Ct ELTHAM 3095	\$820,000	01/03/2023
3	10 Godalmin St ELTHAM 3095	\$795,000	24/10/2023

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:

28/11/2023 13:04



3   2   3

**Property Type:** House  
**Land Size:** 793 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$850,000 - \$880,000  
**Median House Price**  
 September quarter 2023: \$1,295,000

## Comparable Properties



**79 Brougham St ELTHAM 3095 (REI)**

**Agent Comments**

3   1   1

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 16/09/2023  
**Property Type:** House  
**Land Size:** 771 sqm approx



**1 Cronus Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 01/03/2023  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 559 sqm approx



**10 Godalmin St ELTHAM 3095 (REI)**

**Agent Comments**

3   1   2

**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 24/10/2023  
**Property Type:** House  
**Land Size:** 919 sqm approx

**Account - Barry Plant** | P: (03) 9431 1243