

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 Floriston Grove, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,256,000 Property Type House Suburb Eltham

Period - From 01/04/2023 to 31/03/2024 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	20 Cameron Ct ELTHAM 3095	\$1,200,000	23/03/2024
2	16 Grey St ELTHAM 3095	\$1,125,000	03/04/2024
3	8 Narida Ct ELTHAM 3095	\$1,120,000	27/11/2023

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:

15/04/2024 16:18



3 2 2

Property Type: House (Res)

Land Size: 801 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2024: \$1,256,000

Comparable Properties



20 Cameron Ct ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Private Sale

Date: 23/03/2024

Property Type: House

Land Size: 817 sqm approx



16 Grey St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,125,000

Method: Private Sale

Date: 03/04/2024

Rooms: 4

Property Type: House (Res)

Land Size: 397 sqm approx



8 Narida Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,120,000

Method: Private Sale

Date: 27/11/2023

Property Type: House

Land Size: 896 sqm approx