# 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

6 Hartland Way, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$1,300,000		&		\$1,400,0	00		
Median sale p	rice							
Median price	\$1,211,000	Pro	operty Type	Ηοι	ise		Suburb	Eltham
Period - From	26/02/2023	to	25/02/2024		So	urce	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	18 Fairdale Ct ELTHAM 3095	\$1,430,000	13/12/2023
2	5 Laleham Ct ELTHAM 3095	\$1,400,000	24/02/2024
3	24 Glenister Dr ELTHAM 3095	\$1,350,000	14/10/2023

OR

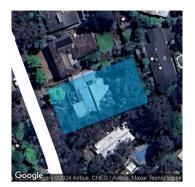
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

26/02/2024 14:27









Rooms: 7 Property Type: House Land Size: 800 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price 26/02/2023 - 25/02/2024: \$1,211,000

# **Comparable Properties**

18 Fairdale Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,430,000 Method: Auction Sale Date: 13/12/2023 Property Type: House (Res) Land Size: 870 sqm approx	Agent Comments 18 Fairdale Court was fully renovated
5 Laleham Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,400,000 Method: Auction Sale Date: 24/02/2024 Property Type: House Land Size: 863 sqm approx	Agent Comments
24 Glenister Dr ELTHAM 3095 (REI/VG) 2 2 2 2 Price: \$1,350,000 Method: Auction Sale Date: 14/10/2023 Rooms: 7 Property Type: House (Res) Land Size: 797 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

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