

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

2/8 Stanley Avenue, Eltham Vic 3095

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$725,000 Property Type Unit Suburb Eltham

Period - From 01/01/2021 to 31/03/2021 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	1/5 Walsh St, Eltham, Vic 3095, Australia	\$660,000	11/03/2021
2	2/21 Cecil St ELTHAM 3095	\$600,000	26/04/2021
3	4/1104 Main Rd ELTHAM 3095	\$617,000	10/04/2021

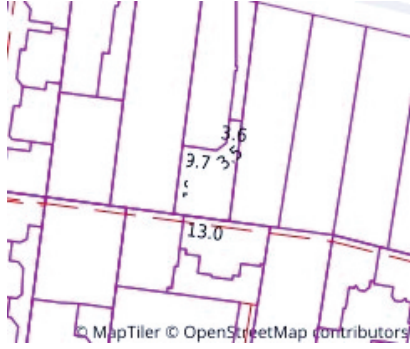
OR

~~**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:

12/07/2021 11:04

2/8 Stanley Avenue, Eltham Vic 3095



 2  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 342 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

March quarter 2021: \$725,000

Comparable Properties

1/5 Walsh St, Eltham, Vic 3095, Australia (REI)

Agent Comments

 2  1  1

1 of 3 units at the property has a garage vrs carport at Stanley

Price: \$660,000

Method:

Date: 11/03/2021

Property Type: Unit



2/21 Cecil St ELTHAM 3095 (REI/VG)

Agent Comments

 1  1  1

This is 1 of 5 units at the property and smaller land holding

Price: \$600,000

Method: Private Sale

Date: 26/04/2021

Rooms: 3

Property Type: Unit

Land Size: 160 sqm approx



4/1104 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 2  1  1

1 of 5 units at the property and smaller land holding

Price: \$617,000

Method: Private Sale

Date: 10/04/2021

Property Type: Unit

Land Size: 156 sqm approx

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