

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

59 View Hill Crescent Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Eltham

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

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 6 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

35 Shalbury Avenue Eltham VIC 3095	\$1,000,000	18-Apr-21
31 Livingstone Road Eltham VIC 3095	\$1,005,000	20-Feb-21
1 Stokes Place Eltham VIC 3095	\$1,100,000	08-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 15 July 2021



35 Shalbury Avenue Eltham VIC 3095

3 1 2

Sold Price ^{RS} **\$1,000,000** Sold Date **18-Apr-21**

Distance **1.89km**



31 Livingstone Road Eltham VIC 3095

3 2 2

Sold Price ^{RS} **\$1,005,000** Sold Date **20-Feb-21**

Distance **1.77km**



1 Stokes Place Eltham VIC 3095

3 3 2

Sold Price **\$1,100,000** Sold Date **08-Apr-21**

Distance **1.19km**



12 Stokes Place Eltham VIC 3095

3 1 2

Sold Price ^{RS} **\$1,112,000** Sold Date **15-Jun-21**

Distance **1.23km**



3 Orbel Court Eltham VIC 3095

4 2 2

Sold Price **\$1,164,000** Sold Date **10-Mar-21**

Distance **1.7km**



16 Flint Street Eltham VIC 3095

3 2 -

Sold Price **\$1,200,000** Sold Date **25-Mar-21**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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3 Peter Street Eltham VIC 3095

Sold Price ^{RS} **\$1,330,000** Sold Date **29-May-21**

 4  1  2

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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