

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

3 Quentin Way, Eltham Vic 3095

Indicative selling price

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

Range between \$1,390,000 & \$1,450,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 to 31/12/2023 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	12 Wynton Ct ELTHAM 3095	\$1,435,000	16/09/2023
2	18 Fairdale Ct ELTHAM 3095	\$1,430,000	13/12/2023
3	35 Onkara Ct ELTHAM 3095	\$1,375,000	23/11/2023

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:

13/02/2024 11:42



 4  2  2

Property Type: House (Res)

Land Size: 838 sqm approx

Agent Comments

Indicative Selling Price

\$1,390,000 - \$1,450,000

Median House Price

December quarter 2023: \$1,265,000

Comparable Properties



12 Wynton Ct ELTHAM 3095 (REI/VG)

 4  2  2

Price: \$1,435,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 874 sqm approx

Agent Comments

Single level home however did not offer as much character as Quentin Way



18 Fairdale Ct ELTHAM 3095 (REI)

 4  2  2

Price: \$1,430,000

Method: Auction Sale

Date: 13/12/2023

Property Type: House (Res)

Land Size: 870 sqm approx

Agent Comments

Was not as private as Quentin Way Eltham



35 Onkara Ct ELTHAM 3095 (REI/VG)

 5  2  2

Price: \$1,375,000

Method: Private Sale

Date: 23/11/2023

Property Type: House (Res)

Land Size: 1010 sqm approx

Agent Comments

Onkara Court was within visibility of the transmission lines

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