

# 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

4 Wynvale Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,070,000

### Median sale price

Median price \$1,295,000 Property Type House Suburb Eltham

Period - From 01/07/2021 to 30/09/2021 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                              | 82 Frank St ELTHAM 3095 | \$1,000,000 | 18/09/2021   |
| 2                              |                         |             |              |
| 3                              |                         |             |              |

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: 18/10/2021 12:01



 4  2  2

**Property Type:** House (Res)

**Land Size:** 790 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$980,000 - \$1,070,000

**Median House Price**

September quarter 2021: \$1,295,000

## Comparable Properties



**82 Frank St ELTHAM 3095 (REI)**

 4  2  2

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 18/09/2021

**Property Type:** House

**Land Size:** 941 sqm approx

**Agent Comments**

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.