

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

21 Coolabah Drive 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

\$869,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Eltham

Period-from

01 Feb 2021

to

31 Jan 2022

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

8 Bellevue Road Eltham VIC 3095	\$870,000	14-Dec-21
6/1342 Main Road Eltham VIC 3095	\$942,000	27-Nov-21
6/22 Livingstone Road Eltham VIC 3095	\$860,000	28-Aug-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: 19 February 2022



8 Bellevue Road Eltham VIC 3095

Sold Price

\$870,000

Sold Date

14-Dec-21



3



1



3

Distance

0.95km



6/1342 Main Road Eltham VIC 3095

Sold Price

\$942,000

Sold Date

27-Nov-21



3



2



2

Distance

0.92km



6/22 Livingstone Road Eltham VIC 3095

Sold Price

\$860,000

Sold Date

28-Aug-21



3



2



2

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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