

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

34 Coolabah Drive, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,225,000

Median sale price

Median price

\$1,183,950

Property Type

House

Suburb

Eltham

Period - From

01/04/2021

to

30/06/2021

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	133 Thompson Cr RESEARCH 3095	\$1,230,000	02/09/2021
2	7 Jelbart Ct ELTHAM 3095	\$1,210,000	23/09/2021
3	28 Shalbury Av ELTHAM 3095	\$1,200,000	05/08/2021

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:

28/09/2021 10:53

34 Coolabah Drive, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

03 9439 1222

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johnlegros@jellisrcraig.com.au

Indicative Selling Price

\$1,225,000

Median House Price

June quarter 2021: \$1,183,950



3 2 1

Property Type: House

Land Size: 1040 sqm approx

Agent Comments

Comparable Properties



133 Thompson Cr RESEARCH 3095 (REI)

Agent Comments

3 2 2

Price: \$1,230,000

Method: Private Sale

Date: 02/09/2021

Property Type: House

Land Size: 1084 sqm approx



7 Jelbart Ct ELTHAM 3095 (REI)

Agent Comments

5 2 2

Price: \$1,210,000

Method: Auction Sale

Date: 23/09/2021

Property Type: House (Res)

Land Size: 872 sqm approx



28 Shalbury Av ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 05/08/2021

Property Type: House (Res)

Land Size: 875 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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