

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

51 Calendonia Drive, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,212,500

Property Type

House

Suburb

Eltham North

Period - From

01/01/2023

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	36 Arcadia Way ELTHAM NORTH 3095	\$1,180,000	21/10/2023
2	35 Acheron Cr ELTHAM NORTH 3095	\$1,150,000	18/07/2023
3	3 Roslyn Ct ELTHAM NORTH 3095	\$1,115,000	18/07/2023

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:

15/01/2024 10:09



 4  2  2

Property Type: House

Land Size: 814 sqm approx

Agent Comments

Comparable Properties



36 Arcadia Way ELTHAM NORTH 3095 (REI)

Agent Comments

 4  2  4

Price: \$1,180,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 838 sqm approx



35 Acheron Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  3  3

Price: \$1,150,000

Method: Private Sale

Date: 18/07/2023

Property Type: House

Land Size: 917 sqm approx



3 Roslyn Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,115,000

Method: Private Sale

Date: 18/07/2023

Property Type: House (Res)

Land Size: 810 sqm approx