

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

8 Culgoa Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,283,750

Property Type House

Suburb Eltham

Period - From 01/04/2021

to 31/03/2022

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.

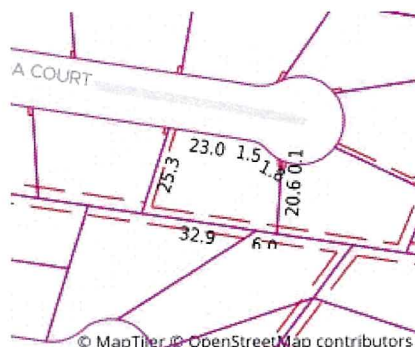
	Address of comparable property	Price	Date of sale
1	1182 Main Rd ELTHAM 3095	\$1,250,000	06/04/2022
2	30 Shalbury Av ELTHAM 3095	\$1,250,000	05/03/2022
3	21 Harlington Av ELTHAM 3095	\$1,234,567	05/11/2021

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:

27/04/2022 11:09



Property Type: House (Res)

Land Size: 876 sqm approx

Agent Comments

Comparable Properties



1182 Main Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 06/04/2022

Property Type: House

Land Size: 958 sqm approx



30 Shalbury Av ELTHAM 3095 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 898 sqm approx



21 Harlington Av ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,234,567

Method: Auction Sale

Date: 05/11/2021

Property Type: House (Res)

Land Size: 796 sqm approx