

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 Catherine Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,280,500

Property Type House

Suburb Eltham

Period - From 01/10/2021

to

30/09/2022

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	32 John St ELTHAM 3095	\$1,366,000	26/07/2022
2	25 Moola PI ELTHAM 3095	\$1,345,000	04/08/2022
3	26 Allison Cr ELTHAM NORTH 3095	\$1,302,000	14/05/2022

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:

31/10/2022 09:54



5 2 3

Property Type: House (Res)

Land Size: 780 sqm approx

Agent Comments

Comparable Properties



32 John St ELTHAM 3095 (REI)

Agent Comments

4 2 1

Price: \$1,366,000

Method: Private Sale

Date: 26/07/2022

Property Type: House

Land Size: 690 sqm approx



25 Moola PI ELTHAM 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,345,000

Method: Private Sale

Date: 04/08/2022

Property Type: House

Land Size: 1042 sqm approx



26 Allison Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,302,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 894 sqm approx