

# 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

12 Wynton Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,180,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

to

30/06/2023

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	11 Jelbart Ct ELTHAM 3095	\$1,410,000	16/08/2023
2	20 Onkara Ct ELTHAM 3095	\$1,360,000	29/07/2023
3	70 Eucalyptus Rd ELTHAM 3095	\$1,350,000	16/08/2023

**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:

31/08/2023 16:22



3 2 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 874 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

June quarter 2023: \$1,180,000

## Comparable Properties



**11 Jelbart Ct ELTHAM 3095 (REI)**

3 2 2

**Price:** \$1,410,000

**Method:** Sold Before Auction

**Date:** 16/08/2023

**Property Type:** House (Res)

**Land Size:** 850 sqm approx

Agent Comments

12 Wynton is a larger home



**20 Onkara Ct ELTHAM 3095 (REI)**

4 2 2

**Price:** \$1,360,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 1055 sqm approx

Agent Comments

12 Wynton Court is away from powerlines



**70 Eucalyptus Rd ELTHAM 3095 (REI)**

3 2 4

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 16/08/2023

**Property Type:** House (Res)

**Land Size:** 1247 sqm approx

Agent Comments

12 Wynton Court has less land however superior finishes

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