

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

17 Meruka Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,189,000 Property Type House Suburb Eltham

Period - From 10/08/2022 to 09/08/2023 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	3 Roslyn Ct ELTHAM NORTH 3095	\$1,115,000	18/07/2023
2	14 Withers Way ELTHAM 3095	\$1,070,000	10/06/2023
3	15 Toorac Dr BRIAR HILL 3088	\$1,060,000	24/06/2023

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:

10/08/2023 10:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
10/08/2022 - 09/08/2023: \$1,189,000

Comparable Properties



3 Roslyn Ct ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,115,000
Method: Private Sale
Date: 18/07/2023
Property Type: House (Res)
Land Size: 810 sqm approx



14 Withers Way ELTHAM 3095 (REI)

Agent Comments



Price: \$1,070,000
Method: Private Sale
Date: 10/06/2023
Property Type: House
Land Size: 1026 sqm approx



15 Toorac Dr BRIAR HILL 3088 (REI)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 24/06/2023
Property Type: House
Land Size: 797 sqm approx

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