

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

11 Wynvale Court, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000

&

\$950,000

Median sale price

Median price \$996,250

Property Type House

Suburb Eltham

Period - From 01/10/2019

to

30/09/2020

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	49 Park Rd ELTHAM 3095	\$942,000	21/07/2020
2	17 Cityview Ct ELTHAM 3095	\$895,000	05/11/2020
3			

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:

09/12/2020 13:37



 4  2  2

Property Type: House (Res)
Land Size: 1024 sqm approx
Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

Year ending September 2020: \$996,250

Comparable Properties



49 Park Rd ELTHAM 3095 (REI/VG)

Agent Comments

 4  3  2

Price: \$942,000
Method: Expression of Interest
Date: 21/07/2020
Rooms: 8
Property Type: House
Land Size: 1076 sqm approx



17 Cityview Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$895,000
Method: Private Sale
Date: 05/11/2020
Property Type: House
Land Size: 1266 sqm approx

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.