

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 (*Delete single price or range as applicable)

Single Price

\$1,359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,184,000

Property type

House

Suburb

Eltham

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

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 6 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

12 WYNTON COURT ELTHAM VIC 3095	\$1,435,000	16-Sep-23
24 GLENISTER DRIVE ELTHAM VIC 3095	\$1,350,000	14-Oct-23

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 6 months.

This Statement of Information was prepared on: 06 December 2023



12 WYNTON COURT ELTHAM VIC 3095

Sold Price ^{RS} **\$1,435,000** ^{UN} Sold Date **16-Sep-23**

4 2 2

Distance **0.28km**



24 GLENISTER DRIVE ELTHAM VIC 3095

Sold Price ^{RS} **\$1,350,000** Sold Date **14-Oct-23**

4 2 2

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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