

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

21A Coolabah Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$950,000

&

\$1,020,000

Median sale price

Median price \$1,183,950

Property Type House

Suburb Eltham

Period - From 01/04/2021

to 30/06/2021

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	4 Pitura PI ELTHAM 3095	\$1,080,000	09/07/2021
2	82 Frank St ELTHAM 3095	\$1,000,000	18/09/2021
3	4/1320 Main Rd ELTHAM 3095	\$985,000	29/04/2021

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:

06/10/2021 15:58



Property Type: Land

Agent Comments

Comparable Properties



4 Pitura Pl ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,080,000

Method: Sold Before Auction

Date: 09/07/2021

Property Type: House (Res)

Land Size: 947 sqm approx



82 Frank St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,000,000

Method: Private Sale

Date: 18/09/2021

Property Type: House

Land Size: 941 sqm approx



4/1320 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 29/04/2021

Property Type: Townhouse (Res)

Land Size: 367 sqm approx