Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,100,000

Property offered for sale

Address	3 Wynvale Court, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,120,000
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Median sale price

Median price	\$1,280,000	Pro	perty Type	House		Suburb	Eltham
Period - From	17/07/2023	to	16/07/2024		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.

Add	ress of comparable property	Price	Date of sale	
1	5 Booth Ct ELTHAM 3095	\$1,160,000	18/06/2024	
2	26 Andrews St ELTHAM 3095	\$1,100,000	09/07/2024	

OR

3

20 Floriston Gr ELTHAM 3095

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:	17/07/2024 15:53



14/06/2024









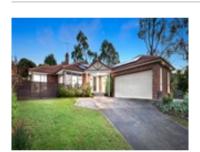


Property Type: House (Res) Land Size: 811 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,120,000 **Median House Price** 17/07/2023 - 16/07/2024: \$1,280,000

Comparable Properties



5 Booth Ct ELTHAM 3095 (REI)





Agent Comments Close to powerlines.

Price: \$1,160,000 Method: Private Sale Date: 18/06/2024 Property Type: House Land Size: 745 sqm approx



26 Andrews St ELTHAM 3095 (REI)





Agent Comments Smaller less attractive home

Price: \$1,100,000 Method: Private Sale Date: 09/07/2024

Property Type: House (Res) Land Size: 920 sqm approx



20 Floriston Gr ELTHAM 3095 (REI)





Agent Comments Smaller home

Method: Private Sale Date: 14/06/2024 Property Type: House Land Size: 801 sqm approx

Price: \$1,100,000

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