

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

3 Wynvale Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000

&

\$1,120,000

Median sale price

Median price \$1,280,000

Property 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.

	Address 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
3	20 Floriston Gr ELTHAM 3095	\$1,100,000	14/06/2024

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:

17/07/2024 15:53



4 2 2

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)

4 2 2

Price: \$1,160,000

Method: Private Sale

Date: 18/06/2024

Property Type: House

Land Size: 745 sqm approx

Agent Comments

Close to powerlines.



26 Andrews St ELTHAM 3095 (REI)

4 2 2

Price: \$1,100,000

Method: Private Sale

Date: 09/07/2024

Property Type: House (Res)

Land Size: 920 sqm approx

Agent Comments

Smaller less attractive home



20 Floriston Gr ELTHAM 3095 (REI)

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 14/06/2024

Property Type: House

Land Size: 801 sqm approx

Agent Comments

Smaller home