

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

1/8 Weidlich Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$720,000

&

\$780,000

Median sale price*

Median price

Property Type

Suburb

Eltham North

Period - From

to

Source

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	1a Glengarriff Cr MONTMORENCY 3094	\$785,000	06/04/2022
2	1/104 Para Rd MONTMORENCY 3094	\$775,000	11/05/2022
3	2/59 Progress Rd ELTHAM NORTH 3095	\$750,000	26/02/2022

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:

23/06/2022 08:19

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



3 1 1

Property Type: Unit
Land Size: 383 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$780,000
No median price available

Comparable Properties



1a Glengarriff Cr MONTMORENCY 3094 (REI) **Agent Comments**

2 1 1

Price: \$785,000
Method: Private Sale
Date: 06/04/2022
Property Type: House
Land Size: 290 sqm approx



1/104 Para Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**

3 1 1

Price: \$775,000
Method: Private Sale
Date: 11/05/2022
Rooms: 5
Property Type: House (Res)



2/59 Progress Rd ELTHAM NORTH 3095 (REI/VG) **Agent Comments**

2 1 1

Price: \$750,000
Method: Auction Sale
Date: 26/02/2022
Property Type: Unit
Land Size: 310 sqm approx

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