

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

11 Wakefield Close, Eltham North Vic 3095

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Eltham North

Period - From

01/10/2021

to

30/09/2022

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 Wahroonga Cr GREENSBOROUGH 3088	\$1,050,000	30/08/2022
2	18 Yangoora Pl GREENSBOROUGH 3088	\$1,050,000	15/08/2022
3	93 Progress Rd ELTHAM NORTH 3095	\$1,020,000	13/09/2022

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:

24/10/2022 09:27



3 2 2

Property Type: House (Res)

Land Size: 815 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000

Median House Price

Year ending September 2022: \$1,300,000

Comparable Properties



5 Wahroonga Cr GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 30/08/2022

Rooms: 6

Property Type: House (Res)

Land Size: 562 sqm approx



18 Yangoora Pl GREENSBOROUGH 3088 (REI) **Agent Comments**

3 2 2

Price: \$1,050,000

Method: Private Sale

Date: 15/08/2022

Property Type: House (Res)

Land Size: 917 sqm approx



93 Progress Rd ELTHAM NORTH 3095 (REI)

Agent Comments

3 2 3

Price: \$1,020,000

Method: Private Sale

Date: 13/09/2022

Property Type: House (Res)

Land Size: 1139 sqm approx

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