

# 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

12 Heddon Court, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,130,000

### Median sale price

Median price \$1,230,000 Property Type House Suburb Eltham

Period - From 01/01/2023 to 31/12/2023 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	8 Narida Ct ELTHAM 3095	\$1,120,000	27/11/2023
2	8 Scarlet Ash Ct ELTHAM 3095	\$1,115,000	12/03/2024
3	22 Coolabah Dr ELTHAM 3095	\$1,080,000	28/11/2023

**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:

03/04/2024 14:00



4   
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**Rooms:** 8  
**Property Type:** House  
**Land Size:** 964 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,050,000 - \$1,130,000  
**Median House Price**  
 Year ending December 2023: \$1,230,000

## Comparable Properties



8 Narida Ct ELTHAM 3095 (REI)

Agent Comments

4   
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 2

**Price:** \$1,120,000  
**Method:** Private Sale  
**Date:** 27/11/2023  
**Property Type:** House  
**Land Size:** 896 sqm approx



8 Scarlet Ash Ct ELTHAM 3095 (REI)

Agent Comments

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 2

**Price:** \$1,115,000  
**Method:** Private Sale  
**Date:** 12/03/2024  
**Property Type:** House  
**Land Size:** 905 sqm approx



22 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments

4   
 2   
 2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 28/11/2023  
**Property Type:** House (Res)  
**Land Size:** 937 sqm approx

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