# 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

42 Meruka Drive, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,050,000	Pro	operty Type	Hou	se		Suburb	Eltham	
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	10 Culgoa Ct ELTHAM 3095	\$1,180,000	01/04/2023
2	46 Glenister Dr ELTHAM 3095	\$1,125,000	16/02/2023
3	1 Roslyn Ct ELTHAM NORTH 3095	\$1,050,000	20/03/2023

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:

17/04/2023 10:19









Property Type: House Land Size: 791 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2023: \$1,050,000

# **Comparable Properties**

10 Culgoa Ct ELTHAM 3095 (REI) 5 2 2 2 Price: \$1,180,000 Method: Private Sale Date: 01/04/2023 Rooms: 8 Property Type: House (Res) Land Size: 869 sqm approx	Agent Comments
46 Glenister Dr ELTHAM 3095 (REI) 4 2 2 2 2 Price: \$1,125,000 Method: Private Sale Date: 16/02/2023 Property Type: House Land Size: 868 sqm approx	Agent Comments
1 Roslyn Ct ELTHAM NORTH 3095 (REI) 4 2 2 2 Price: \$1,050,000 Method: Private Sale Date: 20/03/2023 Property Type: House (Res) Land Size: 842 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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