

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 between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2023

to

31/03/2023

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.

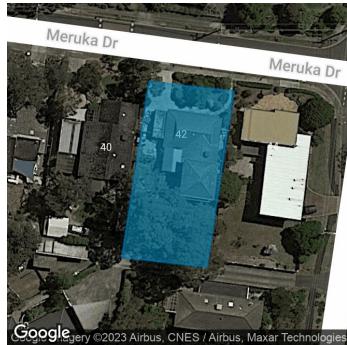
	Address of comparable property	Price	Date of sale
1	10 Culgoa Ct ELTHAM 3095	\$1,180,000	01/04/2023
2	46 Glenister Dr ELTHAM 3095	\$1,125,000	16/02/2023
3	1 Roslyn Ct ELTHAM NORTH 3095	\$1,050,000	20/03/2023

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



 5
  3
  3

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)

Agent Comments

 5
  2
  2

Price: \$1,180,000
Method: Private Sale
Date: 01/04/2023
Rooms: 8
Property Type: House (Res)
Land Size: 869 sqm approx



46 Glenister Dr ELTHAM 3095 (REI)

Agent Comments

 4
  2
  2

Price: \$1,125,000
Method: Private Sale
Date: 16/02/2023
Property Type: House
Land Size: 868 sqm approx



1 Roslyn Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 4
  2
  2

Price: \$1,050,000
Method: Private Sale
Date: 20/03/2023
Property Type: House (Res)
Land Size: 842 sqm approx