

## 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

6 CALENDONIA DRIVE ELTHAM NORTH VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,140,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham North

Period-from

01 Dec 2022

to

30 Nov 2023

Source

Corelogic

### 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 6 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 30 MAXINE DRIVE ST HELENA VIC 3088        | \$1,175,000 | 15-Sep-23 |
| 17 LESAY DRIVE ST HELENA VIC 3088         | \$1,200,000 | 06-Nov-23 |
| 136 SCENIC CRESCENT ELTHAM NORTH VIC 3095 | \$1,250,000 | 13-Nov-23 |

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 6 months.~~

This Statement of Information was prepared on: 05 December 2023

# AREASPECIALIST

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**30 MAXINE DRIVE ST HELENA VIC 3088**

Sold Price

**\$1,175,000**

Sold Date

**15-Sep-23**



4



2



2

Distance

**0.63km**



**17 LESAY DRIVE ST HELENA VIC 3088**

Sold Price

<sup>RS</sup>

**\$1,200,000**

Sold Date

**06-Nov-23**



4



2



2

Distance

**0.82km**



**136 SCENIC CRESCENT ELTHAM NORTH VIC 3095**

Sold Price

<sup>RS</sup>

**\$1,250,000**

Sold Date

**13-Nov-23**



4



2



2

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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