

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

1 Wombat Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,314,400

Property Type House

Suburb Eltham

Period - From 01/04/2022

to

30/06/2022

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	35 Dobell Dr ELTHAM 3095	\$1,230,000	01/09/2022
2	8 Hawkhurst Ct ELTHAM 3095	\$1,225,000	16/07/2022
3	2 Ibera Ct ELTHAM NORTH 3095	\$1,210,000	05/05/2022

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:

07/09/2022 11:33

1 Wombat Drive, Eltham Vic 3095

**Jellis
Craig**

Michael Carr

9431 1222

0430 573 232

michaelcarr@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2022: \$1,314,400



4 2 2

Property Type: House

Land Size: 2019 sqm approx

Agent Comments

Comparable Properties



35 Dobell Dr ELTHAM 3095 (REI)

4 2 2

Price: \$1,230,000

Method: Private Sale

Date: 01/09/2022

Property Type: House (Res)

Land Size: 2027 sqm approx

Agent Comments

Close proximity to train line.



8 Hawkhurst Ct ELTHAM 3095 (REI)

4 2 2

Price: \$1,225,000

Method: Private Sale

Date: 16/07/2022

Property Type: House

Land Size: 1487 sqm approx

Agent Comments

Close proximity to power lines



2 Ibera Ct ELTHAM NORTH 3095 (REI/VG)

4 3 2

Price: \$1,210,000

Method: Private Sale

Date: 05/05/2022

Rooms: 8

Property Type: House (Res)

Land Size: 1433 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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