

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

15 Opal Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,180,000

Property Type House

Suburb Eltham North

Period - From 01/10/2020

to

30/09/2021

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	19 Snowball Rd ELTHAM NORTH 3095	\$1,315,000	15/05/2021
2	14 St Andrews Ct ELTHAM NORTH 3095	\$1,300,000	08/11/2021
3	95 Weidlich Rd ELTHAM NORTH 3095	\$1,235,000	06/10/2021

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:

12/11/2021 11:37



5 2 2

Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2021: \$1,180,000

Comparable Properties



19 Snowball Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,315,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House (Res)
Land Size: 872 sqm approx



14 St Andrews Ct ELTHAM NORTH 3095 (REI)

Agent Comments

6 3 2

Price: \$1,300,000
Method: Private Sale
Date: 08/11/2021
Property Type: House
Land Size: 750 sqm approx



95 Weidlich Rd ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 3

Price: \$1,235,000
Method: Sold Before Auction
Date: 06/10/2021
Property Type: House (Res)