

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

41 Wycliffe Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$887,500

Property Type House

Suburb Eltham

Period - From 01/04/2019

to

30/06/2019

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	55 Frank St ELTHAM 3095	\$851,000	25/06/2019
2	7 Goodlet Pl ELTHAM 3095	\$840,000	11/09/2019
3	11 Onkara Ct ELTHAM 3095	\$800,000	24/04/2019

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:

17/09/2019 13:47



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Property Type: House (Previously Occupied - Detached)
Land Size: 811 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2019: \$887,500

Comparable Properties



55 Frank St ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$851,000
Method: Private Sale
Date: 25/06/2019
Property Type: House
Land Size: 815 sqm approx

7 Goodlet PI ELTHAM 3095 (REI)

[Agent Comments](#)

 3  2  4

Price: \$840,000
Method: Private Sale
Date: 11/09/2019
Property Type: House (Res)
Land Size: 769 sqm approx



11 Onkara Ct ELTHAM 3095 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$800,000
Method: Private Sale
Date: 24/04/2019
Property Type: House (Res)
Land Size: 833 sqm approx