

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

40 Moola Place, 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 \$1,129,000

Property Type House

Suburb Eltham

Period - From 13/07/2020

to

12/07/2021

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.

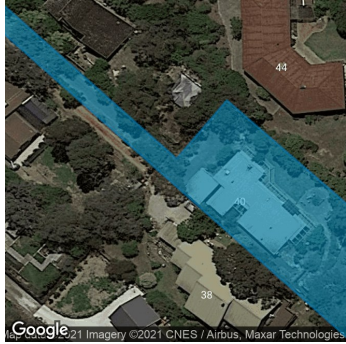
	Address of comparable property	Price	Date of sale
1	60 Kalbar Rd ELTHAM 3095	\$1,250,000	17/04/2021
2	86 Glen Park Rd ELTHAM NORTH 3095	\$1,241,000	24/02/2021
3	4 Hollyoak Rise ELTHAM NORTH 3095	\$1,250,000	02/02/2021

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:

13/07/2021 17:57



3 2 2

Property Type: House (Res)
Land Size: 1457 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
13/07/2020 - 12/07/2021: \$1,129,000

Comparable Properties



60 Kalbar Rd ELTHAM 3095 (REI/VG)

Agent Comments

4 2 3

Price: \$1,250,000
Method: Private Sale
Date: 17/04/2021
Rooms: 9
Property Type: House (Res)
Land Size: 1008 sqm approx



86 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,241,000
Method: Private Sale
Date: 24/02/2021
Rooms: 7
Property Type: House (Res)
Land Size: 1460 sqm approx



4 Hollyoak Rise ELTHAM NORTH 3095 (REI/VG)

Agent Comments

4 3 2

Price: \$1,250,000
Method: Private Sale
Date: 02/02/2021
Property Type: House
Land Size: 1306 sqm approx