

# 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

74 Wombat Drive, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,480,000 & \$2,600,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Eltham

Period - From 01/04/2023 to 30/06/2023 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	17 Elmwood Rise ELTHAM NORTH 3095	\$2,365,000	29/07/2023
2			
3			

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.~~

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5 2 2

**Property Type:** House  
**Land Size:** 4007 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,480,000 - \$2,600,000  
**Median House Price**  
June quarter 2023: \$1,180,000

## Comparable Properties



**17 Elmwood Rise ELTHAM NORTH 3095 (REI)**

4 3 2

**Price:** \$2,365,000  
**Method:** Auction Sale  
**Date:** 29/07/2023  
**Property Type:** House (Res)  
**Land Size:** 1300 sqm approx

**Agent Comments**

74 Wombat Drive is a newer home with substantially more land

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.

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