

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

141 Weidlich Road, Eltham North 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

\$991,750

Property Type

House

Suburb

Eltham North

Period - From

04/11/2019

to

03/11/2020

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 | 6 David Hockney Dr DIAMOND CREEK 3089 | \$1,247,000 | 14/10/2020 |
| 2 | 20 Bayonne Cl GREENSBOROUGH 3088 | \$1,225,000 | 19/07/2020 |
| 3 | 53 Maxine Dr ST HELENA 3088 | \$1,149,000 | 06/10/2020 |

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:

04/11/2020 08:43

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Indicative Selling Price

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

Median House Price

04/11/2019 - 03/11/2020: \$991,750



Rooms: 9

Property Type: House

Land Size: 1017m2 sqm approx

Agent Comments

Comparable Properties



6 David Hockney Dr DIAMOND CREEK 3089 (REI)

Agent Comments



Price: \$1,247,000

Method: Sold Before Auction

Date: 14/10/2020

Rooms: 8

Property Type: House (Res)

Land Size: 790 sqm approx



20 Bayonne Ct GREENSBOROUGH 3088 (REI/VG)

Agent Comments



Price: \$1,225,000

Method: Private Sale

Date: 19/07/2020

Rooms: 9

Property Type: House (Res)

Land Size: 702 sqm approx



53 Maxine Dr ST HELENA 3088 (REI)

Agent Comments



Price: \$1,149,000

Method: Private Sale

Date: 06/10/2020

Property Type: House

Land Size: 830 sqm approx