

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

129 WEIDLICH ROAD, ELTHAM NORTH, VIC 3095

Indicative selling price

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

Price Range: \$860,000 to \$940,000

Median sale price

Median price \$972,000

Property type

House

Suburb

ELTHAM NORTH

Period

01 October 2019 to 30 September 2020

Source


pricfinder

Comparable property sales

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

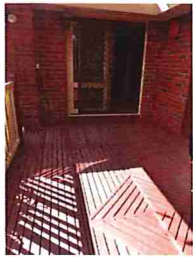
6 SOLWAY CRT, ST HELENA, VIC 3088	\$985,000	04/06/2020
27 CALENDONIA DR, ELTHAM NORTH, VIC 3095	\$925,000	25/11/2019
34 ST CLEMS ST, ELTHAM NORTH, VIC 3095	\$980,000	23/05/2019

This Statement of Information was prepared on: 14/10/2020



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



129 WEIDLICH ROAD, ELTHAM NORTH,

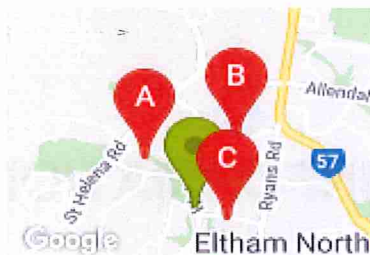
5 3 2

Indicative Selling Price

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

Price Range: **\$860,000 to \$940,000**

MEDIAN SALE PRICE



ELTHAM NORTH, VIC, 3095

Suburb Median Sale Price (House)

\$972,000

01 October 2019 to 30 September 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 SOLWAY CRT, ST HELENA, VIC 3088

4 3 -

Sale Price

\$985,000

Sale Date: 04/06/2020

Distance from Property: 481m



27 CALENDONIA DR, ELTHAM NORTH,

4 2 4

Sale Price

\$925,000

Sale Date: 25/11/2019

Distance from Property: 560m



34 ST CLEMS ST, ELTHAM NORTH, VIC

4 2 2

Sale Price

\$980,000

Sale Date: 23/05/2019

Distance from Property: 238m



This report has been compiled on 14/10/2020 by Mason White McDougall Real Estate Hurstbridge. Property Data Solutions Pty Ltd 2020 -

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