

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

3 Girraween Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,182,500

Property Type House

Suburb Eltham

Period - From 01/10/2020

to 30/09/2021

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	50 Stanley Av ELTHAM 3095	\$1,300,000	30/07/2021
2	10 Kalbar Rd ELTHAM 3095	\$1,275,000	06/10/2021
3	13 Heddon Ct ELTHAM 3095	\$1,200,000	04/12/2021

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:

21/01/2022 10:16



4 2 4

Property Type: House (Previously Occupied - Detached)
Land Size: 1207 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending September 2021: \$1,182,500

Comparable Properties



50 Stanley Av ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Private Sale
Date: 30/07/2021
Rooms: 6
Property Type: House (Res)
Land Size: 1028 sqm approx



10 Kalbar Rd ELTHAM 3095 (REI)

Agent Comments

5 3 2

Price: \$1,275,000
Method: Private Sale
Date: 06/10/2021
Property Type: House (Res)
Land Size: 1078 sqm approx



13 Heddon Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,200,000
Method: Private Sale
Date: 04/12/2021
Property Type: House
Land Size: 805 sqm approx

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