

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

65 Leane Drive Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,480,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

House

Suburb

Eltham

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

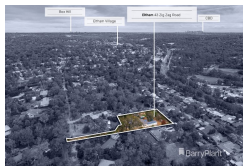
Date of sale

43 Zig Zag Road Eltham VIC 3095	\$1,750,000	27-May-21
4 Drysdale Avenue Eltham VIC 3095	\$1,565,000	09-Jul-21
42 Maroong Drive Research VIC 3095	\$1,825,000	28-May-21

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 6 months.~~

This Statement of Information was prepared on: 06 December 2021



43 Zig Zag Road Eltham VIC 3095 Sold Price **\$1,750,000** Sold Date **27-May-21**

6 3 3

Distance **0.8km**



4 Drysdale Avenue Eltham VIC 3095 Sold Price **\$1,565,000** Sold Date **09-Jul-21**

3 2 6

Distance **0.95km**



42 Maroong Drive Research VIC 3095 Sold Price **\$1,825,000** Sold Date **28-May-21**

4 - -

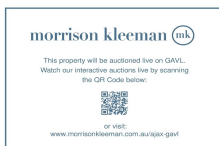
Distance **1.22km**



65 Orchard Avenue Eltham North VIC 3095 Sold Price ^{RS} **\$1,821,000** Sold Date **15-Oct-21**

4 2 2

Distance **1.71km**



33 Orchard Avenue Eltham North VIC 3095 Sold Price ^{RS} **\$1,711,000** Sold Date **09-Oct-21**

4 2 2

Distance **1.85km**



189-207 Wattle Tree Road Eltham North VIC 3095 Sold Price **\$2,020,000** Sold Date **20-May-21**

6 4 2

Distance **1.97km**

RS = Recent sale **UN** = Undisclosed Sale

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