

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

2 Wakefield Close, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,175,000

&

\$1,260,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham North

Period - From 01/10/2023

to 30/09/2024

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	68 Ryans Rd ELTHAM 3095	\$1,256,000	09/10/2024
2	16 Ungara CI ELTHAM NORTH 3095	\$1,260,000	29/07/2024
3	43 St Clems St ELTHAM NORTH 3095	\$1,210,000	06/07/2024

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:

06/11/2024 14:05



 4  2  2

Property Type: House (Res)
Land Size: 1032 sqm approx
Agent Comments

Indicative Selling Price
\$1,175,000 - \$1,260,000
Median House Price
Year ending September 2024: \$1,250,000

Comparable Properties



68 Ryans Rd ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,256,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 776 sqm approx



16 Ungara CI ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Private Sale
Date: 29/07/2024
Rooms: 7
Property Type: House (Res)
Land Size: 803 sqm approx



43 St Clems St ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,210,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 831 sqm approx

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