

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

90 Weidlich Road, Eltham North Vic 3095

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$997,500

House

X

Unit

Suburb

Eltham North

Period - From

01/04/2019

to

30/06/2019

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	2 Nurla Pl ST HELENA 3088	\$822,500	15/04/2019
2	120 Mountain View Rd BRIAR HILL 3088	\$821,600	06/07/2019
3	23 Yaralla Cr ST HELENA 3088	\$785,050	03/07/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$830,000

Median House Price

June quarter 2019: \$997,500

Comparable Properties



2 Nurla PI ST HELENA 3088 (REI/VG)

Agent Comments



Price: \$822,500

Method: Private Sale

Date: 15/04/2019

Rooms: -

Property Type: House

Land Size: 644 sqm approx



120 Mountain View Rd BRIAR HILL 3088 (REI)

Agent Comments



Price: \$821,600

Method: Auction Sale

Date: 06/07/2019

Rooms: -

Property Type: House (Res)

Land Size: 444 sqm approx



23 Yaralla Cr ST HELENA 3088 (REI)

Agent Comments



Price: \$785,050

Method: Private Sale

Date: 03/07/2019

Rooms: 5

Property Type: House (Res)

Land Size: 690 sqm approx