

## 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

117 WEIDLICH ROAD ELTHAM NORTH VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,245,000

Property type

House

Suburb

Eltham North

Period-from

01 Feb 2022

to

31 Jan 2023

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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 41 DAVID HOCKNEY DRIVE DIAMOND CREEK VIC 3089 | \$1,215,000 | 04-Feb-23 |
| 31 GREEN PLACE ELTHAM VIC 3095                | \$1,125,000 | 20-Aug-22 |
| 1 STANLEY AVENUE ELTHAM VIC 3095              | \$1,100,000 | 09-Dec-22 |

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: 24 February 2023



**41 DAVID HOCKNEY DRIVE  
DIAMOND CREEK VIC 3089**

 3  2  2

Sold Price <sup>RS</sup> **\$1,215,000** Sold Date **04-Feb-23**

Distance **2.0km**



**31 GREEN PLACE ELTHAM VIC  
3095**

 3  2  2

Sold Price **\$1,125,000** Sold Date **20-Aug-22**

Distance **1.56km**



**1 STANLEY AVENUE ELTHAM VIC  
3095**

 3  2  2

Sold Price **\$1,100,000** Sold Date **09-Dec-22**

Distance **1.88km**

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

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