

## 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

61 WEIDLICH ROAD ELTHAM NORTH VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham North

Period-from

01 Jan 2023

to

31 Dec 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 46 WEIDLICH ROAD ELTHAM NORTH VIC 3095 | \$868,888 | 10-Oct-23 |
| 5 ANGUS COURT ELTHAM NORTH VIC 3095    | \$920,000 | 28-Oct-23 |
| 6 DALE AVENUE ELTHAM NORTH VIC 3095    | \$910,000 | 07-Oct-23 |

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: 17 January 2024

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**46 WEIDLICH ROAD ELTHAM  
NORTH VIC 3095**

Sold Price

<sup>RS</sup>

**\$868,888**

Sold Date

**10-Oct-23**



3



2



2

Distance

**0.22km**



**5 ANGUS COURT ELTHAM NORTH  
VIC 3095**

Sold Price

<sup>RS</sup>

**\$920,000**

Sold Date

**28-Oct-23**



4



2



1

Distance

**0.84km**



**6 DALE AVENUE ELTHAM NORTH  
VIC 3095**

Sold Price

**\$910,000**

Sold Date

**07-Oct-23**



3



2



2

Distance

**0.6km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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