

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

8 Mooltan Place, Eltham North Vic 3095

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$925,000

Property Type

House

Suburb

Eltham North

Period - From

01/07/2018

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	62 James Cook Dr DIAMOND CREEK 3089	\$735,000	05/06/2019
2	100 Glen Park Rd ELTHAM NORTH 3095	\$723,000	29/06/2019
3	23 Park West Rd ELTHAM 3095	\$710,000	22/04/2019

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.~~

This Statement of Information was prepared on:

30/09/2019 09:34



 4  2  2

Property Type: House
Land Size: 1418 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
Year ending June 2019: \$925,000

Comparable Properties



62 James Cook Dr DIAMOND CREEK 3089 (REI)

Agent Comments

 4  2  2

Price: \$735,000
Method: Private Sale
Date: 05/06/2019
Rooms: 6
Property Type: House
Land Size: 1317 sqm approx



100 Glen Park Rd ELTHAM NORTH 3095 (REI)

Agent Comments

 3  1  2

Price: \$723,000
Method: Auction Sale
Date: 29/06/2019
Rooms: 8
Property Type: House (Res)
Land Size: 1047 sqm approx



23 Park West Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$710,000
Method: Private Sale
Date: 22/04/2019
Property Type: House
Land Size: 926 sqm approx