## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	12 Coolabah Drive, Eltham Vic 3095

#### Indicative selling price

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

Range between \$1,020,000	&	\$1,080,000
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#### Median sale price

Median price	\$1,300,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/04/2024	to	30/06/2024		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.

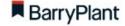
Ad	dress of comparable property	Price	Date of sale
1	11 Allambie Dr ELTHAM 3095	\$1,082,500	09/08/2024
2	13 Park West Rd ELTHAM 3095	\$1,020,000	02/08/2024
3	13 Serafini Ct ELTHAM NORTH 3095	\$1,085,000	31/07/2024

#### 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:	12/08/2024 17:21













Property Type: House Land Size: 907 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,020,000 - \$1,080,000 **Median House Price** June quarter 2024: \$1,300,000

# Comparable Properties



11 Allambie Dr ELTHAM 3095 (REI)





**Agent Comments** 

Price: \$1,082,500 Method: Private Sale Date: 09/08/2024

Property Type: House (Res) Land Size: 785 sqm approx



13 Park West Rd ELTHAM 3095 (REI)







Price: \$1,020,000 Method: Private Sale Date: 02/08/2024 Property Type: House Land Size: 1105 sqm approx Agent Comments



13 Serafini Ct ELTHAM NORTH 3095 (REI)





Price: \$1,085,000 Method: Private Sale Date: 31/07/2024

Property Type: House (Res) Land Size: 818 sqm approx Agent Comments

**Account** - Barry Plant | P: (03) 9431 1243



