

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

33 Malabar Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,283,750

Property Type House

Suburb Eltham

Period - From 01/04/2021

to 31/03/2022

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	8 Culgoa Ct ELTHAM 3095	\$1,328,800	01/05/2022
2	22 Lilian Pde ELTHAM 3095	\$1,300,000	17/06/2022
3	47 Eucalyptus Rd ELTHAM 3095	\$1,270,000	07/05/2022

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:

28/06/2022 12:36



4 2 2

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2022: \$1,283,750

Comparable Properties



8 Culgoa Ct ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,328,800
Method: Private Sale
Date: 01/05/2022
Property Type: House (Res)
Land Size: 876 sqm approx



22 Lilian Pde ELTHAM 3095 (REI)

Agent Comments

3 2 1

Price: \$1,300,000
Method: Sold Before Auction
Date: 17/06/2022
Property Type: House (Res)
Land Size: 955 sqm approx



47 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Auction Sale
Date: 07/05/2022
Rooms: 6
Property Type: House (Res)
Land Size: 837 sqm approx

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