Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 44 Moola Place, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price	e \$1,400,000										
Median sale price											
Median price	\$1,295,000	Pro	Property Type House		ise		Suburb	Eltham			
Period - From	01/07/2023	to	30/09/2023		Sc	ource	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	36 Highpoint Cr ELTHAM NORTH 3095	\$1,350,000	25/08/2023
2	3 Elmwood Rise ELTHAM NORTH 3095	\$1,270,000	27/04/2023
3	472 Reynolds Rd RESEARCH 3095	\$1,265,000	20/04/2023

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:

30/10/2023 09:56









Property Type: House **Land Size:** 2345 sqm approx Agent Comments Indicative Selling Price \$1,400,000 Median House Price September quarter 2023: \$1,295,000

Comparable Properties

36 Highpoint Cr ELTHAM NORTH 3095 (REI) 5 2 2 1 Price: \$1,350,000 Method: Private Sale Date: 25/08/2023 Property Type: House Land Size: 1400 sqm approx	Agent Comments
3 Elmwood Rise ELTHAM NORTH 3095 (REI/VG) 4 2 2 2 Price: \$1,270,000 Method: Private Sale Date: 27/04/2023 Property Type: House Land Size: 1301 sqm approx	Agent Comments
472 Reynolds Rd RESEARCH 3095 (REI/VG) 4 2 2 2 Price: \$1,265,000 Method: Private Sale Date: 20/04/2023 Property Type: House (Res) Land Size: 2994 sqm approx	Agent Comments

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



propertydata

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