



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3 Wakefield Close, ELTHAM NORTH 3095

House



3 beds



2 baths



2 parking

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$770,000 - \$820,000**

## Median sale price

Median **House** for **ELTHAM NORTH** for period **Oct 2016 - Sep 2017**

Sourced from **Pricefinder**.

**\$862,500**

## Comparable property sales

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 the most comparable to the property for sale.

**101 Glen Park Road,**  
Eltham North 3095

Price **\$750,000** Sold 11  
September 2017

**28 Weidlich Road,**  
Eltham North 3095

Price **\$792,000** Sold 08 July  
2017

**42 Parry Road,**  
Eltham North 3095

Price **\$825,100** Sold 11 June  
2017

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

## Contact agents



**Craig Frost**

0413018033

[craig@frostrealestate.com.au](mailto:craig@frostrealestate.com.au)

**FR FROST**  
REAL ESTATE