

# 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

61 Zig Zag Road, Eltham Vic 3095

### Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

### Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to 31/12/2021

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	24 Wombat Dr ELTHAM 3095	\$1,750,000	11/12/2021
2	33-35 Zig Zag Rd ELTHAM 3095	\$1,740,000	13/11/2021
3	7 Natalie Mews ELTHAM 3095	\$1,650,000	13/11/2021

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:

15/03/2022 11:47



 4  3  2

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1681 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

Year ending December 2021: \$1,250,000

## Comparable Properties



**24 Wombat Dr ELTHAM 3095 (REI)**

Agent Comments

 4  3  2

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 1353 sqm approx



**33-35 Zig Zag Rd ELTHAM 3095 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,740,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** House (Res)

**Land Size:** 4016 sqm approx



**7 Natalie Mews ELTHAM 3095 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 13/11/2021

**Property Type:** House (Res)

**Land Size:** 1596 sqm approx

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192