

# 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 42 Wombat Drive, 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 \$1,460,000 & \$1,540,000

### Median sale price

Median price \$996,250 Property Type House Suburb Eltham

Period - From 01/10/2019 to 30/09/2020 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	109 Kalbar Rd ELTHAM 3095	\$1,565,000	30/10/2020
2	173 Scenic Cr ELTHAM NORTH 3095	\$1,525,000	03/12/2020
3	2 Woongarra Ct ELTHAM 3095	\$1,450,000	04/11/2020

**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: 04/01/2021 15:00



 5    3    3

**Property Type:** House (Res)  
**Land Size:** 2814 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,460,000 - \$1,540,000  
**Median House Price**  
Year ending September 2020: \$996,250

## Comparable Properties



**109 Kalbar Rd ELTHAM 3095 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$1,565,000  
**Method:** Private Sale  
**Date:** 30/10/2020  
**Property Type:** House  
**Land Size:** 1084 sqm approx



**173 Scenic Cr ELTHAM NORTH 3095 (REI)**

**Agent Comments**

 6    3    3

**Price:** \$1,525,000  
**Method:** Private Sale  
**Date:** 03/12/2020  
**Property Type:** House  
**Land Size:** 2329 sqm approx



**2 Woongarra Ct ELTHAM 3095 (REI)**

**Agent Comments**

 4    2    3

**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 04/11/2020  
**Property Type:** House  
**Land Size:** 1419 sqm approx