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	42 Wombat Drive, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,460,000	&	\$1,540,000
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Median sale price

Median price	\$996,250	Pro	perty 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

Add	dress 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 comparableproperties 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











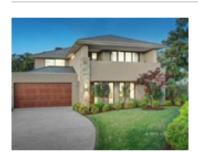


Property Type: House (Res) Land Size: 2814 sqm approx

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)





Price: \$1,565,000 Method: Private Sale Date: 30/10/2020 Property Type: House

Land Size: 1084 sqm approx

Agent Comments



173 Scenic Cr ELTHAM NORTH 3095 (REI)







Agent Comments

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

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

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



