

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

12 Coolabah Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,320,750

Property Type House

Suburb Eltham

Period - From 01/01/2024

to 31/03/2024

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	36 Floriston Gr ELTHAM 3095	\$1,330,000	05/03/2024
2	38 Hartland Way ELTHAM 3095	\$1,250,000	15/02/2024
3	12 Heddon Ct ELTHAM 3095	\$1,130,000	15/04/2024

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:

18/06/2024 10:44



 4  3  2

Property Type: House (Res)

Land Size: 903 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2024: \$1,320,750

Comparable Properties



36 Floriston Gr ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,330,000

Method: Private Sale

Date: 05/03/2024

Property Type: House (Res)

Land Size: 979 sqm approx



38 Hartland Way ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Private Sale

Date: 15/02/2024

Property Type: House

Land Size: 844 sqm approx



12 Heddon Ct ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,130,000

Method: Private Sale

Date: 15/04/2024

Property Type: House (Res)

Land Size: 968 sqm approx

Account - Barry Plant | P: 03 9842 8888