Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 22 Coolabah Drive, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,100,000		&		\$1,200,000					
Median sale price										
Median price	\$1,295,000	Pro	Property Type		House		Suburb	Eltham		
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	84 Valonia Dr ELTHAM 3095	\$1,265,000	11/10/2023
2	12 Floriston Gr ELTHAM 3095	\$1,210,000	05/04/2023
3	4 Kiah Mews ELTHAM 3095	\$1,140,000	27/09/2023

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:

23/10/2023 14:49









Property Type: House Land Size: 937 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price September quarter 2023: \$1,295,000

Comparable Properties

84 Valonia Dr ELTHAM 3095 (REI) 5 2 2 1 Price: \$1,265,000 Method: Sold Before Auction Date: 11/10/2023 Property Type: House (Res) Land Size: 803 sqm approx	Agent Comments
12 Floriston Gr ELTHAM 3095 (REI/VG) 4 2 3 Price: \$1,210,000 Method: Private Sale Date: 05/04/2023 Property Type: House Land Size: 789 sqm approx	Agent Comments
4 Kiah Mews ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,140,000 Method: Private Sale Date: 27/09/2023 Property Type: House (Res) Land Size: 791 sqm approx	Agent Comments

Account - Barry Plant | P: (03) 9431 1243



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