

# 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 23 Laurel Hill Drive, Eltham North 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,180,000 Property Type House Suburb Eltham North

Period - From 14/11/2022 to 13/11/2023 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	8 Glencairn Ct ELTHAM NORTH 3095	\$1,720,000	03/11/2023
2	167 Ryans Rd ELTHAM NORTH 3095	\$1,700,000	31/08/2023
3	4 Dobell Dr ELTHAM 3095	\$1,640,000	03/10/2023

**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: 14/11/2023 11:45



6   3   3

**Rooms:** 9  
**Property Type:** House  
**Land Size:** 2003 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,600,000 - \$1,700,000  
**Median House Price**  
 14/11/2022 - 13/11/2023: \$1,180,000

## Comparable Properties



**8 Glencairn Ct ELTHAM NORTH 3095 (REI)**

4   2   2

**Price:** \$1,720,000  
**Method:** Private Sale  
**Date:** 03/11/2023  
**Property Type:** House  
**Land Size:** 1386 sqm approx

Agent Comments

8 Glencairn Court offered less land but had a pool



**167 Ryans Rd ELTHAM NORTH 3095 (REI)**

4   2   5

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** House  
**Land Size:** 2263 sqm approx

Agent Comments

167 Ryans Rd is a smaller home however had a pool



**4 Dobell Dr ELTHAM 3095 (REI/VG)**

5   3   2

**Price:** \$1,640,000  
**Method:** Private Sale  
**Date:** 03/10/2023  
**Property Type:** House (Res)  
**Land Size:** 2698 sqm approx

Agent Comments

4 Dobell Drive needed further renovations post sale

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