

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

27 Calendonía Drive, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,255,000 Property Type House Suburb Eltham North

Period - From 01/10/2023 to 31/12/2023 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	27 Sunrise Dr GREENSBOROUGH 3088	\$1,380,000	20/01/2024
2	9 Carmel Cl GREENSBOROUGH 3088	\$1,335,000	09/03/2024
3	17 Kelway Cr ELTHAM NORTH 3095	\$1,320,000	14/11/2023

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: 10/04/2024 14:45

Brent Peters
9722 9755

0412 855 810

teampeters@hoskins.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2023: \$1,255,000



 4  2  4

Rooms: 8

Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Comparable Properties



27 Sunrise Dr GREENSBOROUGH 3088 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,380,000

Method: Private Sale

Date: 20/01/2024

Rooms: 6

Property Type: House (Res)

Land Size: 941 sqm approx



9 Carmel Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 4  2  2

Price: \$1,335,000

Method: Private Sale

Date: 09/03/2024

Property Type: House

Land Size: 953 sqm approx



17 Kelway Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,320,000

Method: Private Sale

Date: 14/11/2023

Property Type: House (Res)

Land Size: 649 sqm approx

Account - Hoskins | P: 03 9722 9755