

# 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

36 Liddesdale Grove, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Eltham North

Period - From 01/04/2023 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	57 Weidlich Rd ELTHAM NORTH 3095	\$2,280,000	23/03/2024
2	6 Charles Conder PI DIAMOND CREEK 3089	\$1,885,000	22/02/2024
3	3 Burns Ct ELTHAM NORTH 3095	\$1,760,000	22/11/2023

**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:

20/05/2024 11:56



5 2 2

**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
Year ending March 2024: \$1,250,000

## Comparable Properties



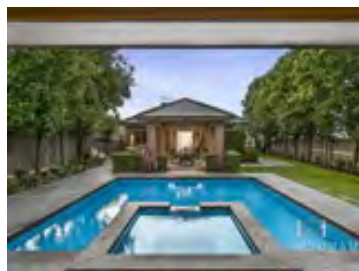
**57 Weidlich Rd ELTHAM NORTH 3095 (REI)**

4 3 3

**Price:** \$2,280,000  
**Method:** Private Sale  
**Date:** 23/03/2024  
**Property Type:** House  
**Land Size:** 815 sqm approx

Agent Comments

Located in an inferior position compared to 36 Liddesdale Grove, however this home was a slightly newer build. Overall, considered quite comparable.



**6 Charles Conder PI DIAMOND CREEK 3089 (REI/VG)**

4 3 2

**Price:** \$1,885,000  
**Method:** Auction Sale  
**Date:** 22/02/2024  
**Property Type:** House (Res)  
**Land Size:** 1026 sqm approx

Agent Comments

Located in an inferior position compared to 36 Liddesdale Grove. The home was smaller, and not recently renovated. Considered inferior to 36 Liddesdale Grove, Eltham North.



**3 Burns Ct ELTHAM NORTH 3095 (REI/VG)**

5 2 2

**Price:** \$1,760,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2023  
**Property Type:** House (Res)  
**Land Size:** 952 sqm approx

Agent Comments

Located in a close, and fairly comparable position. The home was significantly smaller though, and the renovation was of a lower quality. No pool. Considered inferior overall to 36 Liddesdale Grove, Eltham North.