Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

6 Liddesdale Grove, Eltham North Vic 3095
86

Indicative selling price

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

Range between	\$2.000.000	&	\$2,200,000
	+-,,		+-,,,

Median sale price

Median price	\$1,250,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale







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)

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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)







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.





Price: \$1,760,000

Method: Sold Before Auction

Date: 22/11/2023

Property Type: House (Res) **Land Size:** 952 sqm approx

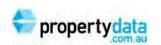
Agent Comments

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.

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