

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 43 St Clems Street, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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 | 138 Weidlich Rd ELTHAM NORTH 3095 | \$1,150,000 | 26/03/2024 |
| 2 | 39 Glen Park Rd ELTHAM NORTH 3095 | \$1,110,000 | 25/11/2023 |
| 3 | 22 Coolabah Dr ELTHAM 3095 | \$1,080,000 | 28/11/2023 |

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:

14/05/2024 10:22



Property Type: Land
Land Size: 831 sqm approx
Agent Comments

Comparable Properties



138 Weidlich Rd ELTHAM NORTH 3095 (REI) **Agent Comments**



Price: \$1,150,000
Method: Private Sale
Date: 26/03/2024
Rooms: 9
Property Type: House (Res)
Land Size: 1120 sqm approx



39 Glen Park Rd ELTHAM NORTH 3095 (REI/VG) **Agent Comments**



Price: \$1,110,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 929 sqm approx



22 Coolabah Dr ELTHAM 3095 (REI/VG) **Agent Comments**



Price: \$1,080,000
Method: Private Sale
Date: 28/11/2023
Property Type: House (Res)
Land Size: 937 sqm approx