

# 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

44 Moola Place, Eltham 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 \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,180,000

Property Type House

Suburb Eltham

Period - From 01/04/2023

to 30/06/2023

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	36 Highpoint Cr ELTHAM NORTH 3095	\$1,350,000	25/08/2023
2	3 Elmwood Rise ELTHAM NORTH 3095	\$1,270,000	27/04/2023
3	472 Reynolds Rd RESEARCH 3095	\$1,265,000	20/04/2023

**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:

19/09/2023 14:48



**Property Type:** House  
**Land Size:** 2345 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,350,000  
**Median House Price**  
 June quarter 2023: \$1,180,000

## Comparable Properties



**36 Highpoint Cr ELTHAM NORTH 3095 (REI)**

Agent Comments



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 25/08/2023  
**Property Type:** House  
**Land Size:** 1400 sqm approx



**3 Elmwood Rise ELTHAM NORTH 3095 (REI/VG)**

Agent Comments



**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 27/04/2023  
**Property Type:** House  
**Land Size:** 1301 sqm approx



**472 Reynolds Rd RESEARCH 3095 (REI/VG)**

Agent Comments



**Price:** \$1,265,000  
**Method:** Private Sale  
**Date:** 20/04/2023  
**Property Type:** House (Res)  
**Land Size:** 2994 sqm approx

Account - Barry Plant | P: (03) 9431 1243