

## 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

6 CALENDONIA DRIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Eltham North

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

### 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 6 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

3 MACDHUI AVENUE ELTHAM NORTH VIC 3095	\$1,250,000	19-Jun-23
130 WEIDLICH ROAD ELTHAM NORTH VIC 3095	\$1,290,000	04-Mar-23
6 CREA COURT ST HELENA VIC 3088	\$1,276,000	12-Aug-23

**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 6 months.~~

This Statement of Information was prepared on: 22 November 2023

# AREASPECIALIST

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## 3 MACDHUI AVENUE ELTHAM NORTH VIC 3095

 4  2  2

Sold Price **\$1,250,000** Sold Date **19-Jun-23**

Distance **0.32km**



## 130 WEIDLICH ROAD ELTHAM NORTH VIC 3095

 4  2  3

Sold Price **\$1,290,000** Sold Date **04-Mar-23**

Distance **0.57km**



## 6 CREA COURT ST HELENA VIC 3088

 4  2  2

Sold Price **\$1,276,000** Sold Date **12-Aug-23**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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