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	11 Clearwater Close, Eltham Vic 3095

Indicative selling price

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

Range between $1,450,000 & $1,525,000

Median sale price

Median price $1,300,000 Property Type House Suburb Eltham

Period - From 01/07/2023 to 30/06/2024 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	6 Helwig Av MONTMORENCY 3094	$1,450,000	13/08/2024
2	8 Lynwood Cr LOWER PLENTY 3093	$1,500,000	03/08/2024
3	40 Rockliffe St ELTHAM 3095	$1,575,000	20/07/2024

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: 07/10/2024 17:42

11 Clearwater Close, Eltham Vic 3095

Dean Wolfe
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0402316333
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4 2 2

Property Type: House
Land Size: 686 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,525,000
Median House Price
Year ending June 2024: $1,300,000

Comparable Properties

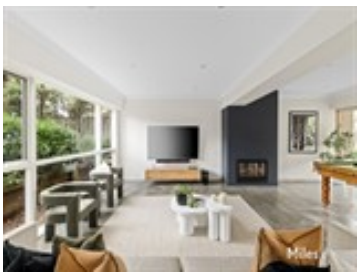


6 Helwig Av MONTMORENCY 3094 (REI)

4 2 -

Price: $1,450,000
Method: Private Sale
Date: 13/08/2024
Property Type: House
Land Size: 789 sqm approx

Agent Comments



8 Lynwood Cr LOWER PLENTY 3093 (REI/VG)

4 3 2

Price: $1,500,000
Method: Private Sale
Date: 03/08/2024
Rooms: 7
Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments



40 Rockliffe St ELTHAM 3095 (REI/VG)

4 2 3

Price: $1,575,000
Method: Auction Sale
Date: 20/07/2024
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments

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