

# 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

117 Franklin Street, 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 \$880,000 & \$960,000

### Median sale price

Median price \$1,320,000 Property Type House Suburb Eltham

Period - From 01/10/2021 to 31/12/2021 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	227 Bolton St ELTHAM 3095	\$980,000	19/02/2022
2	10 Elsa Ct ELTHAM 3095	\$980,000	06/12/2021
3	72 Arthur St ELTHAM 3095	\$975,000	05/03/2022

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:

06/04/2022 08:40

117 Franklin Street, Eltham Vic 3095



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$880,000 - \$960,000  
**Median House Price**  
December quarter 2021: \$1,320,000

## Comparable Properties



**227 Bolton St ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 19/02/2022  
**Property Type:** House  
**Land Size:** 693 sqm approx



**10 Elsa Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$980,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2021  
**Property Type:** House (Res)  
**Land Size:** 619 sqm approx



**72 Arthur St ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$975,000  
**Method:** Auction Sale  
**Date:** 05/03/2022  
**Property Type:** House (Res)  
**Land Size:** 816 sqm approx

**Account - Ray White Eltham | P: 03 9431 3425**



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