Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/28 Arthur Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	/underquot	ing					
Single price	e \$710,000									
Median sale price										
Median price	\$695,000	Property Type Unit				Suburb	Eltham			
Period - From	01/04/2020	to	31/03/2021	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	2/28 Arthur St ELTHAM 3095	\$675,000	02/07/2021
2	6/28 Arthur St ELTHAM 3095	\$710,000	01/07/2021
3	9/28 Arthur St ELTHAM 3095	\$749,000	19/06/2021

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:

13/07/2021 16:29









Property Type: Townhouse Agent Comments Indicative Selling Price \$710,000 Median Unit Price Year ending March 2021: \$695,000

Comparable Properties



2/28 Arthur St ELTHAM 3095 (REI)



Price: \$675,000 Method: Private Sale Date: 02/07/2021 Property Type: Townhouse (Single) Agent Comments



6/28 Arthur St ELTHAM 3095 (REI)



Price: \$710,000 Method: Private Sale Date: 01/07/2021 Property Type: Townhouse (Single)



9/28 Arthur St ELTHAM 3095 (REI)



Price: \$749,000 Method: Private Sale Date: 19/06/2021 Property Type: Townhouse (Single) Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.