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 89 Napoleon Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,182,500	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/10/2020	to	30/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	50 Stanley Av ELTHAM 3095	\$1,300,000	30/07/2021
2	135 Brougham St ELTHAM 3095	\$1,270,000	07/08/2021
3	25 Porter St ELTHAM 3095	\$1,220,000	13/10/2021

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:

01/11/2021 16:22



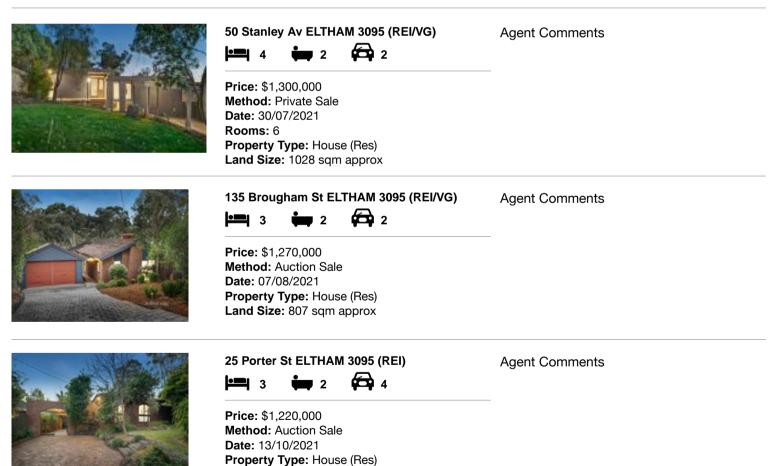






Property Type: House (Res) **Land Size:** 689 sqm approx Agent Comments Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending September 2021: \$1,182,500

Comparable Properties



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



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Land Size: 884 sqm approx

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