

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

89 Napoleon Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,182,500

Property Type House

Suburb Eltham

Period - From 01/10/2020

to

30/09/2021

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	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



3 1 4

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



50 Stanley Av ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Private Sale

Date: 30/07/2021

Rooms: 6

Property Type: House (Res)

Land Size: 1028 sqm approx



135 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 07/08/2021

Property Type: House (Res)

Land Size: 807 sqm approx



25 Porter St ELTHAM 3095 (REI)

Agent Comments

3 2 4

Price: \$1,220,000

Method: Auction Sale

Date: 13/10/2021

Property Type: House (Res)

Land Size: 884 sqm approx

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