

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

42 Henry Street, Eltham Vic 3095

Indicative selling price

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

Range between \$950,000

&

\$1,020,000

Median sale price

Median price \$1,320,750

Property Type House

Suburb Eltham

Period - From 01/01/2024

to 31/03/2024

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	80 Bible St ELTHAM 3095	\$975,000	02/03/2024
2	46 Bible St ELTHAM 3095	\$950,000	18/03/2024
3			

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:

17/05/2024 14:36



Property Type:
Agent Comments

Comparable Properties



80 Bible St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$975,000
Method: Private Sale
Date: 02/03/2024
Property Type: House
Land Size: 864 sqm approx



46 Bible St ELTHAM 3095 (REI)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 18/03/2024
Property Type: House (Res)
Land Size: 550 sqm approx

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.