

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

25 Porter Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$1,183,950

Property Type

House

Suburb

Eltham

Period - From

01/04/2021

to

30/06/2021

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	90 Franklin St ELTHAM 3095	\$1,140,000	22/05/2021
2	16 Reichelt Av MONTMORENCY 3094	\$1,130,000	26/06/2021
3	6 Orr La MONTMORENCY 3094	\$1,093,000	24/07/2021

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:

11/10/2021 16:38



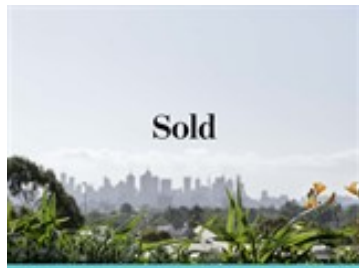
3 2 4

Property Type: House

Land Size: 884 sqm approx

Agent Comments

Comparable Properties



90 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,140,000

Method: Private Sale

Date: 22/05/2021

Property Type: House

Land Size: 763 sqm approx



16 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,130,000

Method: Auction Sale

Date: 26/06/2021

Rooms: 6

Property Type: House (Res)

Land Size: 780 sqm approx



6 Orr La MONTMORENCY 3094 (REI)

Agent Comments

3 2 2

Price: \$1,093,000

Method: Auction Sale

Date: 24/07/2021

Property Type: House (Res)

Land Size: 420 sqm approx