

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

128 Napoleon Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,220,000

&

\$1,320,000

Median sale price

Median price \$1,314,400

Property Type House

Suburb Eltham

Period - From 01/04/2022

to 30/06/2022

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	60 Silver St ELTHAM 3095	\$1,280,000	16/08/2022
2	33 Malabar Cr ELTHAM 3095	\$1,275,000	13/07/2022
3	103 Napoleon St ELTHAM 3095	\$1,244,500	13/08/2022

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:

19/09/2022 16:26

128 Napoleon Street, Eltham Vic 3095

**Jellis
Craig**

Michael Carr

9431 1222

0430 573 232

michaelcarr@jellisrcraig.com.au

Indicative Selling Price

\$1,220,000 - \$1,320,000

Median House Price

June quarter 2022: \$1,314,400



4 2 0

Property Type: House

Land Size: 788 sqm approx

Agent Comments

Comparable Properties



60 Silver St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,280,000

Method: Private Sale

Date: 16/08/2022

Rooms: 7

Property Type: House (Res)

Land Size: 873 sqm approx



33 Malabar Cr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,275,000

Method: Private Sale

Date: 13/07/2022

Property Type: House

Land Size: 791 sqm approx



103 Napoleon St ELTHAM 3095 (REI)

Agent Comments

4 2 -

Price: \$1,244,500

Method: Auction Sale

Date: 13/08/2022

Property Type: House (Res)

Land Size: 958 sqm approx

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



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