

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

34 LUCK STREET ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Eltham

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

4 LAMORNA COURT ELTHAM VIC 3095	\$1,120,000	15-Sep-22
121 BROUGHAM STREET ELTHAM VIC 3095	\$1,200,000	01-Oct-22
9 TAHLEE PLACE MONTMORENCY VIC 3094	\$945,000	19-Nov-22

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 6 months.

This Statement of Information was prepared on: 07 March 2023



4 LAMORNA COURT ELTHAM VIC 3095

 4  2  2

Sold Price

\$1,120,000

Sold Date

15-Sep-22

Distance

0.56km



121 BROUGHAM STREET ELTHAM VIC 3095

 3  3  4

Sold Price

\$1,200,000

Sold Date

01-Oct-22

Distance

1.11km



9 TAHLEE PLACE MONTMORENCY VIC 3094

 4  1  2

Sold Price

\$945,000

Sold Date

19-Nov-22

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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