Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/28 Arthur Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$675,000								
Median sale price									
Median price	\$695,000	Property Type Unit			Suburb Eltham				
Period - From	01/04/2020	to	31/03/2021	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	9/28 Arthur St ELTHAM 3095	\$749,000	19/06/2021
2			
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:

05/07/2021 15:55









Property Type: Townhouse Agent Comments Indicative Selling Price \$675,000 Median Unit Price Year ending March 2021: \$695,000

Comparable Properties



9/28 Arthur St ELTHAM 3095 (REI)



Price: \$749,000 Method: Private Sale Date: 19/06/2021 Property Type: Townhouse (Single) Agent Comments One extra bathroom

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.