Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	54 Arthur Street, Eltham Vic 3095
Indicative selling price	ee e

Median sale price

Single price \$799,000

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Eltham
Period - From	20/03/2022	to	19/03/2023		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

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

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.

Address of comparable property		Price	Date of sale
1	17 Sheffield St ELTHAM 3095	\$800,000	12/11/2022
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:	20/03/2023 09:54





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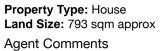
> **Indicative Selling Price** \$799,000 **Median House Price**

20/03/2022 - 19/03/2023: \$1,230,000











Comparable Properties



17 Sheffield St ELTHAM 3095 (REI/VG)





Price: \$800,000 Method: Auction Sale Date: 12/11/2022

Property Type: House (Res) Land Size: 933 sqm approx

Agent Comments

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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