

# 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

4 Flint Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,280,500

Property Type House

Suburb Eltham

Period - From 01/10/2021

to 30/09/2022

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	20 Ely St ELTHAM 3095	\$1,330,000	27/08/2022
2	50 Cressy St MONTMORENCY 3094	\$1,330,000	08/07/2022
3	60 Silver St ELTHAM 3095	\$1,280,000	16/08/2022

**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:

18/11/2022 16:12



4 2 2

**Property Type:** House  
**Land Size:** 918 sqm approx

**Agent Comments**

Fully renovated home, flat block, room for caravan, additional parking spaces

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

Year ending September 2022: \$1,280,500

## Comparable Properties



**20 Ely St ELTHAM 3095 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$1,330,000  
**Method:** Auction Sale  
**Date:** 27/08/2022  
**Property Type:** House (Res)  
**Land Size:** 801 sqm approx



**50 Cressy St MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

4 2 -

**Price:** \$1,330,000  
**Method:** Private Sale  
**Date:** 08/07/2022  
**Property Type:** House  
**Land Size:** 851 sqm approx



**60 Silver St ELTHAM 3095 (REI/VG)**

**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

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