

## 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

9 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) (\*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

\$1,234,567

Property type

House

Suburb

Eltham

Period-from

01 Apr 2021

to

31 Mar 2022

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

6 WITHERS WAY ELTHAM VIC 3095	\$1,010,000	20-Oct-21
16 CROMWELL STREET ELTHAM VIC 3095	\$1,063,200	15-Nov-21
3 FLINT STREET ELTHAM VIC 3095	\$1,090,000	07-Apr-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: 11 April 2022

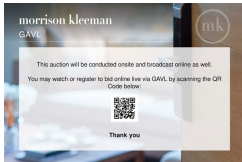


**6 WITHERS WAY ELTHAM VIC 3095**

3 2 3

Sold Price **\$1,010,000** Sold Date **20-Oct-21**

Distance **0.06km**



**16 CROMWELL STREET ELTHAM VIC 3095**

4 1 2

Sold Price **\$1,063,200** Sold Date **15-Nov-21**

Distance **0.16km**



**3 FLINT STREET ELTHAM VIC 3095**

4 1 2

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **07-Apr-22**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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