

## 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

1/14 Cecil 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

\$1,100,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Eltham

Period-from

01 Jun 2020

to

31 May 2021

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

1/22 Park West Road Eltham VIC 3095	\$940,000	27-Mar-21
2 Bird Street Eltham VIC 3095	\$1,100,000	10-Mar-21
4/1386 Main Road Eltham VIC 3095	\$1,160,000	05-Mar-21

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: 29 June 2021



**1/22 Park West Road Eltham VIC 3095**

Sold Price

**\$940,000**

Sold Date

**27-Mar-21**

3

2

2

Distance

**0.84km**



**2 Bird Street Eltham VIC 3095**

Sold Price

**\$1,100,000**

Sold Date

**10-Mar-21**

3

2

2

Distance

**1.05km**



**4/1386 Main Road Eltham VIC 3095**

Sold Price

**\$1,160,000**

Sold Date

**05-Mar-21**

3

2

2

Distance

**1.98km**

RS = Recent sale

UN = Undisclosed Sale

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