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

2A Bird Street Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$750,000	&	\$790,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$701,000	Prope	erty type Unit		Suburb	Eltham	
Period-from	01 Jul 2019	to	30 Jun 2	2020	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
2/22 Livingstone Road Eltham VIC 3095	\$780,000	12-Feb-20
2/77 Railway Parade Eltham VIC 3095	\$810,000	25-Mar-20

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 July 2020



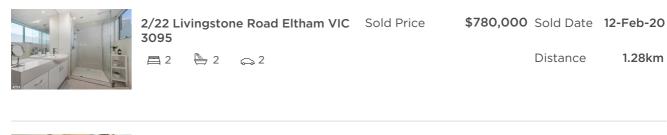
consumer.vic.gov.au

morrison kleeman

Alvy Buffon Auctioneer and Sales M 0412 674 461

E abuffon@morrisonkleeman.com.au

1.28km





2/77 Railway Parade Eltham VIC Sold Price \$810,000 Sold Date 25-Mar-20 3095 Distance 1.33km 昌 2 2 🚔 ్ల 2

RS = Recent sale UN = Undisclosed Sale

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