

## 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

5 Thomas 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

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,215,000

Property type

House

Suburb

Eltham

Period-from

01 Feb 2021

to

31 Jan 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

9 Andrews Street Eltham VIC 3095	\$1,100,000	14-Dec-21
16 Bainbridge Drive Eltham VIC 3095	\$1,050,000	28-Dec-21
82 Frank Street Eltham VIC 3095	\$1,000,000	22-Aug-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: 21 February 2022



**9 Andrews Street Eltham VIC 3095** Sold Price <sup>RS</sup> **\$1,100,000** <sup>UN</sup> Sold Date **14-Dec-21**

3 1 2

Distance **0.26km**



**16 Bainbridge Drive Eltham VIC 3095** Sold Price <sup>RS</sup> **\$1,050,000** Sold Date **28-Dec-21**

4 2 2

Distance **0.53km**



**82 Frank Street Eltham VIC 3095** Sold Price **\$1,000,000** Sold Date **22-Aug-21**

4 2 2

Distance **0.73km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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