Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/23 Diamond Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single pric	e \$950,000							
Median sale price								
Median price	\$808,500	Property Type		Townhouse]	Suburb	Eltham
Period - From	23/06/2020	to	22/06/2021		Sc	ource	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.

Add	dress of comparable property	Price	Date of sale
1	10 Price Av MONTMORENCY 3094	\$962,000	06/06/2021
2	1/27 Batman Rd ELTHAM 3095	\$900,000	27/05/2021
3	1/56 John St ELTHAM 3095	\$935,000	15/05/2021

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:

23/06/2021 06:35









Rooms: 4 Property Type: Townhouse Land Size: 416m2 sqm approx Agent Comments Indicative Selling Price \$950,000 Median Townhouse Price 23/06/2020 - 22/06/2021: \$808,500

Comparable Properties

10 Price Av MONTMORENCY 3094 (REI) 2 1 1 1 Price: \$962,000 Method: Auction Sale Date: 06/06/2021 Rooms: 5 Property Type: House (Res) Land Size: 426 sqm approx	Agent Comments
1/27 Batman Rd ELTHAM 3095 (REI) Image: 3 Image: 2 Image: 2 Price: \$900,000 Method: Private Sale Date: 27/05/2021 Property Type: Unit Land Size: 311 sqm approx	Agent Comments
1/56 John St ELTHAM 3095 (REI) 4 2 1 Price: \$935,000 Method: Auction Sale Date: 15/05/2021 Property Type: House (Res) Land Size: 321 sqm approx	Agent Comments

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.