

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

3/21 Luck Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$860,000

Property Type Unit

Suburb Eltham

Period - From 01/04/2022

to

30/06/2022

Source 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.

	Address of comparable property	Price	Date of sale
1	2/15 Luck St ELTHAM 3095	\$905,000	09/06/2022
2	2/7 Brownes Cr ELTHAM 3095	\$880,000	07/07/2022
3	4/6 Shalbury Av ELTHAM 3095	\$840,000	13/07/2022

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:

03/08/2022 11:42

3/21 Luck Street, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

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0415 911 437

pinakara@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2022: \$860,000



3 2 2

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 198.043 sqm approx

Agent Comments

Comparable Properties



2/15 Luck St ELTHAM 3095 (REI/VG)

3 2 2

Price: \$905,000

Method: Private Sale

Date: 09/06/2022

Property Type: Townhouse (Single)

Agent Comments

Similar size, newer townhouse



2/7 Brownes Cr ELTHAM 3095 (REI)

3 2 2

Price: \$880,000

Method: Private Sale

Date: 07/07/2022

Property Type: Townhouse (Single)

Land Size: 340 sqm approx

Agent Comments



4/6 Shalbury Av ELTHAM 3095 (REI)

3 2 2

Price: \$840,000

Method: Private Sale

Date: 13/07/2022

Property Type: Townhouse (Single)

Land Size: 307 sqm approx

Agent Comments

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



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