

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

Unit 1/97 Brougham Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$771,125

Property Type

Unit

Suburb

Eltham

Period - From

01/07/2021

to

30/09/2021

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 | 5/40 Livingstone Rd ELTHAM 3095 | \$673,000 | 23/09/2021 |
| 2 | 2/8 Stanley Av ELTHAM 3095 | \$650,000 | 21/08/2021 |
| 3 | 1/60 Bible St ELTHAM 3095 | \$600,000 | 13/09/2021 |

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:

08/11/2021 12:09

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 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000
Median Unit Price
September quarter 2021: \$771,125

Comparable Properties



5/40 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

 2  1  2

Price: \$673,000
Method: Private Sale
Date: 23/09/2021
Property Type: Unit
Land Size: 201 sqm approx



2/8 Stanley Av ELTHAM 3095 (REI/VG)

Agent Comments

 2  1  1

Price: \$650,000
Method: Auction Sale
Date: 21/08/2021
Property Type: Unit
Land Size: 342 sqm approx

1/60 Bible St ELTHAM 3095 (VG)

Agent Comments

 3  -  -

Price: \$600,000
Method: Sale
Date: 13/09/2021
Property Type: Flat/Unit/Apartment (Res)