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 6/28 Arthur Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$710,000								
Median sale price									
Median price	\$695,000	Pro	operty Type Unit	:	Suburb	Eltham			
Period - From	01/04/2020	to	31/03/2021	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 sixmonths 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	2/28 Arthur St, Eltham, Vic 3095, Australia	\$675,000	29/06/2021
2			
3			

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.

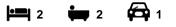
This Statement of Information was prepared on:

05/07/2021 16:23



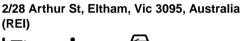






Property Type: Townhouse Agent Comments 1 Study Indicative Selling Price \$710,000 Median Unit Price Year ending March 2021: \$695,000

Comparable Properties





Price: \$675,000 Method: Date: 29/06/2021 Property Type: Townhouse (Single) Agent Comments Does not include a study

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.

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