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

1/21 Frank Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$800,000					
Median sale p	rice									
Median price	\$1,300,000	Pro	operty Type	Hou	se		Suburb	Eltham		
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/20 Livingstone Rd ELTHAM 3095	\$820,000	31/05/2024
2	1149 Main Rd ELTHAM 3095	\$775,000	22/01/2024
3	2/2 Frank St ELTHAM 3095	\$678,000	25/04/2024

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:

22/07/2024 11:14



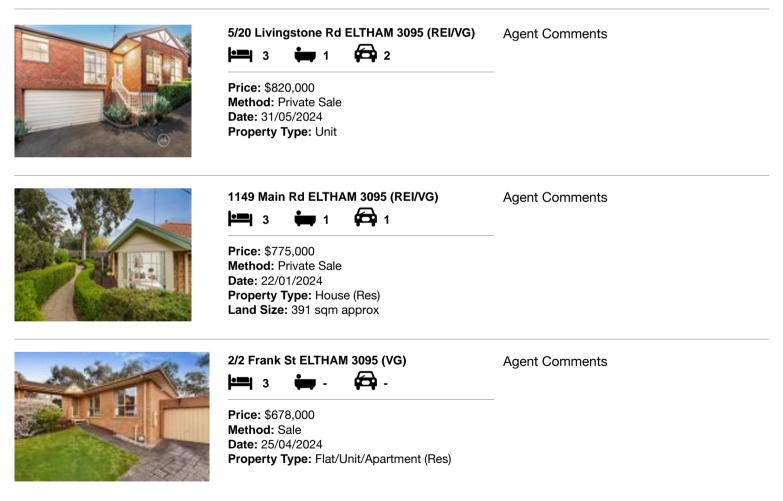






Property Type: House Land Size: 518 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median House Price June quarter 2024: \$1,300,000

Comparable Properties



Account - Barry Plant | P: (03) 9431 1243



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