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



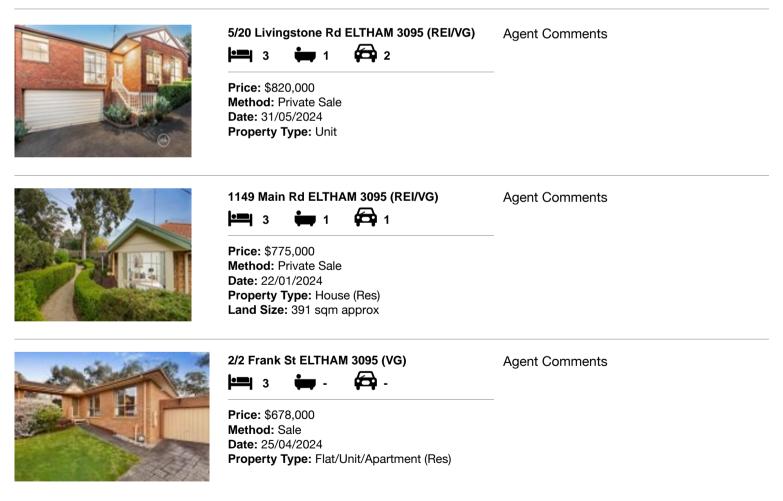






Property Type: House Land Size: 518 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median House Price June quarter 2024: \$1,300,000

Comparable Properties



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



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