

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

38 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,135,000 Property Type House Suburb Eltham

Period - From 01/01/2021 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 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	16 Flint St ELTHAM 3095	\$1,200,000	25/03/2021
2	95 Bible St ELTHAM 3095	\$1,275,000	13/03/2021
3	235 Pitt St ELTHAM 3095	\$1,292,300	10/03/2021

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:

05/07/2021 16:04



Property Type: House
Land Size: 848.972 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
March quarter 2021: \$1,135,000

Comparable Properties



16 Flint St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 25/03/2021
Property Type: House
Land Size: 1010 sqm approx



95 Bible St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,275,000
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 695 sqm approx



235 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,292,300
Method: Sold Before Auction
Date: 10/03/2021
Property Type: House (Res)
Land Size: 798 sqm approx