

# 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

9/38 Grove Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$760,000

&

\$820,000

### Median sale price

Median price

\$720,000

Property Type

Unit

Suburb

Eltham

Period - From

01/10/2020

to

31/12/2020

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	1/172 Pitt St ELTHAM 3095	\$801,000	19/12/2020
2	2/116 Bridge St ELTHAM 3095	\$770,000	07/01/2021
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:

11/03/2021 13:09



 3  2  2

**Property Type:** Townhouse  
**Land Size:** 327 approx. sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$760,000 - \$820,000  
**Median Unit Price**  
December quarter 2020: \$720,000

## Comparable Properties



**1/172 Pitt St ELTHAM 3095 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$801,000  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** Unit  
**Land Size:** 294 sqm approx

**2/116 Bridge St ELTHAM 3095 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 07/01/2021  
**Property Type:** House (Res)

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.