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 9/38 Grove Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$760,000		&		\$820,000			
Median sale p	rice							
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/10/2020	to	31/12/2020		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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









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)

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

2/116 Bridge St ELTHAM 3095 (REI)

Agent Comments



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.

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

REIV



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.