

# 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

73 Arthur 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,200,000 Property Type House Suburb Eltham

Period - From 01/10/2022 to 30/09/2023 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	6 Avarn Ct ELTHAM 3095	\$1,330,000	23/06/2023
2	12 Bainbridge Dr ELTHAM 3095	\$1,222,000	30/10/2023
3	114 Dalton St ELTHAM 3095	\$1,200,000	05/10/2023

**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:

15/11/2023 15:35



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 872 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending September 2023: \$1,200,000

## Comparable Properties

6 Avarn Ct ELTHAM 3095 (VG)

Agent Comments



**Price:** \$1,330,000

**Method:** Sale

**Date:** 23/06/2023

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1050 sqm approx



12 Bainbridge Dr ELTHAM 3095 (REI)

Agent Comments



**Price:** \$1,222,000

**Method:** Private Sale

**Date:** 30/10/2023

**Property Type:** House

**Land Size:** 816 sqm approx



114 Dalton St ELTHAM 3095 (REI)

Agent Comments



**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 05/10/2023

**Property Type:** House (Res)

**Land Size:** 991 sqm approx

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