

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

1/48 Beard Street, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,285,000 Property Type House Suburb Eltham

Period - From 01/01/2022 to 31/03/2022 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	8 Bellevue Rd ELTHAM 3095	\$870,000	23/12/2021
2	2/29 Park West Rd ELTHAM 3095	\$860,000	03/12/2021
3	21 Coolabah Dr ELTHAM 3095	\$855,000	21/02/2022

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:

02/05/2022 16:34

1/48 Beard Street, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$850,000 - \$900,000

Median House Price

March quarter 2022: \$1,285,000



3 2 2

Property Type: House

Land Size: 478 sqm approx

Agent Comments

Comparable Properties



8 Bellevue Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 3

Price: \$870,000

Method: Private Sale

Date: 23/12/2021

Property Type: House

Land Size: 254 sqm approx



2/29 Park West Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$860,000

Method: Private Sale

Date: 03/12/2021

Rooms: 5

Property Type: Unit

Land Size: 557 sqm approx



21 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 -

Price: \$855,000

Method: Private Sale

Date: 21/02/2022

Rooms: 4

Property Type: House (Res)

Land Size: 383 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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