## 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 5 Vine Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,600,000		&		\$1,700,000				
Median sale price									
Median price	\$1,130,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/07/2020	to	30/06/2021		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.

Address of comparable property		Price	Date of sale
1	51 John St ELTHAM 3095	\$1,620,000	20/03/2021
2	131 Franklin St ELTHAM 3095	\$1,600,000	06/05/2021
3			

OR

**B**<sup>\*</sup> 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:

20/09/2021 14:15









**Property Type:** House **Land Size:** 1401 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price Year ending June 2021: \$1,130,000

# **Comparable Properties**

51 John St ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,620,000 Method: Auction Sale Date: 20/03/2021 Property Type: House (Res) Land Size: 873 sqm approx	Agent Comments
131 Franklin St ELTHAM 3095 (REI/VG)5222Price: \$1,600,000Method: Private SaleDate: 06/05/2021Property Type: HouseLand Size: 785 sqm approx	Agent Comments

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

propertydata



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