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 2/75 Napoleon Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$920,000								
Median sale price									
Median price	\$1,250,000	Pro	operty Type Hou	ISE	Suburb	Eltham			
Period - From	01/01/2021	to	31/12/2021	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 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	2/5 Cygnet Ct ELTHAM 3095	\$945,000	04/12/2021
2	8 Bellevue Rd ELTHAM 3095	\$870,000	23/12/2021
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:

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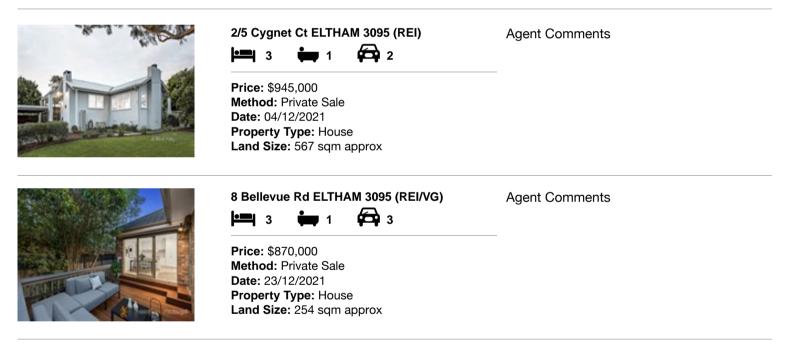






Property Type: House **Land Size:** 361 sqm approx Agent Comments Indicative Selling Price \$920,000 Median House Price Year ending December 2021: \$1,250,000

Comparable Properties



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.

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propertydata



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