

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

G04/25 Pryor Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$619,000

Median sale price

Median price

\$700,500

Property Type

Unit

Suburb

Eltham

Period - From

01/04/2019

to

31/03/2020

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	3/91 Bridge St ELTHAM 3095	\$620,000	26/05/2020
2	203/26 Pryor St ELTHAM 3095	\$600,000	30/01/2020
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: Apartment
Land Size: 85 sqm approx
Agent Comments

Indicative Selling Price
\$619,000
Median Unit Price
Year ending March 2020: \$700,500

Comparable Properties



3/91 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 26/05/2020
Property Type: Townhouse (Res)
Land Size: 110 sqm approx

203/26 Pryor St ELTHAM 3095 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 30/01/2020
Property Type: Strata Unit/Flat

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.