

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

68 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,450,000

&

\$1,520,000

Median sale price

Median price \$1,280,500

Property Type House

Suburb Eltham

Period - From 01/10/2021

to

30/09/2022

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	2 Artists Hill ELTHAM 3095	\$1,500,000	03/10/2022
2	18 Dandallo Dr ELTHAM 3095	\$1,444,000	14/10/2022
3	18 Nathan Rd ELTHAM 3095	\$1,435,000	25/08/2022

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:

31/10/2022 11:25



4 2 2

Property Type: House
Land Size: 1398 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,520,000
Median House Price
Year ending September 2022: \$1,280,500

Comparable Properties



2 Artists Hill ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Private Sale
Date: 03/10/2022
Property Type: House (Res)
Land Size: 1352 sqm approx



18 Dandallo Dr ELTHAM 3095 (REI)

Agent Comments

6 3 2

Price: \$1,444,000
Method: Private Sale
Date: 14/10/2022
Property Type: House
Land Size: 1164 sqm approx



18 Nathan Rd ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,435,000
Method: Private Sale
Date: 25/08/2022
Property Type: House
Land Size: 1375 sqm approx