

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

2/98 BROUGHAM STREET ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

Unit

Suburb

Eltham

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

4/10 TAYLOR STREET ELTHAM VIC 3095	\$740,000	22-Feb-24
8/15 KARINGAL DRIVE MONTMORENCY VIC 3094	\$775,000	05-Jun-24
6/30-34 STANLEY AVENUE ELTHAM VIC 3095	\$762,000	27-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 22 July 2024



4/10 TAYLOR STREET ELTHAM VIC 3095

Sold Price

\$740,000

Sold Date **22-Feb-24**

2 1 1

Distance **0.67km**



**8/15 KARINGAL DRIVE
MONTMORENCY VIC 3094**

Sold Price

^{RS} **\$775,000**

Sold Date **05-Jun-24**

2 2 1

Distance **1.97km**



**6/30-34 STANLEY AVENUE
ELTHAM VIC 3095**

Sold Price

\$762,000

Sold Date **27-Apr-24**

2 1 1

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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