

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

4/36 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$692,500 Property Type Unit Suburb Eltham

Period - From 01/10/2019 to 30/09/2020 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 | 2/1252 Main Rd ELTHAM 3095 | \$737,000 | 27/07/2020 |
| 2 | 3/47 York St ELTHAM 3095 | \$695,000 | 12/06/2020 |
| 3 | 3/102 Pitt St ELTHAM 3095 | \$692,500 | 15/06/2020 |

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:

09/11/2020 13:51



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Property Type: Strata Unit/Flat

Land Size: 257 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending September 2020: \$692,500

Comparable Properties

2/1252 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$737,000

Method: Private Sale

Date: 27/07/2020

Property Type: House (Res)

Land Size: 192 sqm approx



3/47 York St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$695,000

Method: Private Sale

Date: 12/06/2020

Rooms: 4

Property Type: Unit



3/102 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$692,500

Method: Private Sale

Date: 15/06/2020

Property Type: Unit

Land Size: 227 sqm approx