## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$650,000		&		\$700,000			
Median sale p	rice							
Median price	\$692,500	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress 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









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)



Price: \$737,000 Method: Private Sale Date: 27/07/2020 Property Type: House (Res) Land Size: 192 sqm approx Agent Comments



Price: \$695,000 Method: Private Sale Date: 12/06/2020 Rooms: 4 Property Type: Unit

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

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

**2** 2



Price: \$692,500 Method: Private Sale Date: 15/06/2020 Property Type: Unit Land Size: 227 sqm approx Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.