

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

22/43 Railway Parade, Eltham Vic 3095

Indicative selling price

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

Range between \$500,000

&

\$520,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Eltham

Period - From 01/04/2023

to

30/06/2023

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	11/43 Railway Pde ELTHAM 3095	\$575,000	10/01/2023
2	13/43 Railway Pde ELTHAM 3095	\$565,000	22/05/2023
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:

18/09/2023 13:05



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$520,000
Median Unit Price
June quarter 2023: \$740,000

Comparable Properties



11/43 Railway Pde ELTHAM 3095 (REI/VG)

Agent Comments

 2  1  1

Price: \$575,000
Method: Private Sale
Date: 10/01/2023
Property Type: Unit



13/43 Railway Pde ELTHAM 3095 (REI/VG)

Agent Comments

 2  1  1

Price: \$565,000
Method: Private Sale
Date: 22/05/2023
Property Type: Unit

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.