

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

1/28-32 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000 & \$910,000

Median sale price

Median price \$920,000 Property Type Townhouse Suburb Eltham

Period - From 27/08/2023 to 26/08/2024 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	1/1220 Main Rd ELTHAM 3095	\$845,000	29/04/2024
2	4/30 Stanley Av ELTHAM 3095	\$905,000	26/03/2024
3	10 Green PI ELTHAM 3095	\$890,000	06/03/2024

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:

27/08/2024 11:37



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$910,000
Median Townhouse Price
27/08/2023 - 26/08/2024: \$920,000

Comparable Properties



1/1220 Main Rd ELTHAM 3095 (REI/VG)



Agent Comments

Inferior position

Price: \$845,000
Method: Private Sale
Date: 29/04/2024
Property Type: Townhouse (Single)
Land Size: 298 sqm approx



4/30 Stanley Av ELTHAM 3095 (REI/VG)



Agent Comments

One bathroom, older unit

Price: \$905,000
Method: Private Sale
Date: 26/03/2024
Property Type: Unit



10 Green PI ELTHAM 3095 (REI/VG)



Agent Comments

Price: \$890,000
Method: Private Sale
Date: 06/03/2024
Property Type: House
Land Size: 476 sqm approx

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