

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

103/26 Pryor Street, Eltham Vic 3095

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$830,750

Property Type Unit

Suburb Eltham

Period - From 01/10/2021

to 31/12/2021

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	28 Arthur St ELTHAM 3095	\$690,000	14/01/2022
2	203/27 Arthur St ELTHAM 3095	\$680,000	27/09/2021
3	1/26 Bible St ELTHAM 3095	\$660,000	02/12/2021

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:

03/03/2022 09:55



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median Unit Price
December quarter 2021: \$830,750

Comparable Properties



28 Arthur St ELTHAM 3095 (REI)



Price: \$690,000
Method: Private Sale
Date: 14/01/2022
Property Type: House

Agent Comments

Listed as a house but similar style townhouse and location. Floorplan a touch bigger than the apartment



203/27 Arthur St ELTHAM 3095 (REI/VG)



Price: \$680,000
Method: Private Sale
Date: 27/09/2021
Property Type: Apartment

Agent Comments

Similar apartment in same complex



1/26 Bible St ELTHAM 3095 (REI/VG)



Price: \$660,000
Method: Private Sale
Date: 02/12/2021
Property Type: Unit
Land Size: 217 sqm approx

Agent Comments

Unit in closeby street - not as new as the apartment