

## 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

3/17 LUCK STREET ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$890,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$823,250

Property type

Unit

Suburb

Eltham

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### 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 6 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

8/2 PARSONS ROAD ELTHAM VIC 3095	\$975,000	15-Mar-22
2/75 NAPOLEON STREET ELTHAM VIC 3095	\$915,700	19-Feb-22

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 6 months.

This Statement of Information was prepared on: 05 May 2022



**8/2 PARSONS ROAD ELTHAM VIC 3095**

Sold Price

<sup>RS</sup>

**\$975,000**

Sold Date

**15-Mar-22**



3



3



2

Distance

-



**2/75 NAPOLEON STREET ELTHAM VIC 3095**

Sold Price

**\$915,700**

Sold Date

**19-Feb-22**



3



2



1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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