# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 51 John Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,290,000		&		\$1,380,000				
Median sale price									
Median price	\$1,050,000	Property Type H		Ηοι	louse		Suburb	Eltham	
Period - From	01/01/2020	to	31/12/2020	)	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.

Ado	dress of comparable property	Price	Date of sale
1	25 Malabar Cr ELTHAM 3095	\$1,356,000	28/11/2020
2	38 Porter St ELTHAM 3095	\$1,325,000	17/02/2021
3	75 Brougham St ELTHAM 3095	\$1,300,000	05/12/2020

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:

24/02/2021 12:20



51 John Street, Eltham Vic 3095







Property Type: House (Previously Occupied - Detached) Land Size: 873 sqm approx Agent Comments Indicative Selling Price \$1,290,000 - \$1,380,000 Median House Price Year ending December 2020: \$1,050,000

# **Comparable Properties**

	25 Malabar Cr ELTHAM 3095 (REI) 4 3 4 4 Price: \$1,356,000 Method: Auction Sale Date: 28/11/2020 Property Type: House (Res) Land Size: 963 sqm approx	Agent Comments
STRUPP.	38 Porter St ELTHAM 3095 (REI)   5 3 2   Price: \$1,325,000   Method: Private Sale   Date: 17/02/2021   Property Type: House (Res)   Land Size: 700 sqm approx	Agent Comments
	75 Brougham St ELTHAM 3095 (REI) 4 3 1 Price: \$1,300,000 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res) Land Size: 768 sqm approx	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.