## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property	offered	l for	sale
----------	---------	-------	------

Address Including suburb and postcode	
postcode	

#### Indicative selling price

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

Range between	\$900,000	&	\$990,000

#### Median sale price

Median price	\$817,500	Pro	perty Type	Townhouse		Suburb	Eltham
Period - From	03/04/2024	to	02/04/2025		Source	Property	/ Data

### 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

1	1/28 Livingstone Rd ELTHAM 3095	\$880,000	02/11/2024
2	2/6 Macaulay Ct ELTHAM 3095	\$940,000	21/10/2024
3	6 Green PI ELTHAM 3095	\$1,100,000	21/09/2024

#### 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:	03/04/2025 14:36



Date of sale





**-** 3 **-** 2 **-** 2

**Property Type:** Townhouse **Land Size:** 189 sqm approx Agent Comments

Indicative Selling Price \$900,000 - \$990,000 Median Townhouse Price 03/04/2024 - 02/04/2025: \$817,500

# Comparable Properties

1/28 Livingstone Rd ELTHAM 3095 (VG)

3





**a** .

**Agent Comments** 

Price: \$880,000 Method: Sale Date: 02/11/2024 Property Type: Unit



2/6 Macaulay Ct ELTHAM 3095 (REI/VG)

•=

3





**7**3

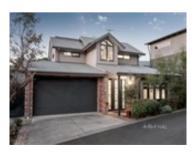
Agent Comments

Price: \$940,000

Method: Sold Before Auction

Date: 21/10/2024

**Property Type:** House (Res) **Land Size:** 226 sqm approx



6 Green PI ELTHAM 3095 (REI/VG)

•=

3

Price: \$1,100,000 Method: Private Sale Date: 21/09/2024 Property Type: House Land Size: 320 sqm approx



**7** 

**Agent Comments** 

Account - Barry Plant | P: (03) 9431 1243



