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 Arthur Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$850,000								
Median sale price									
Median price	\$765,125	Pro	operty Type Unit	:	Suburb	Eltham			
Period - From	01/10/2020	to	30/09/2021	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	4/31 Dudley St ELTHAM 3095	\$815,000	22/05/2021
2			
3			

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:

01/11/2021 15:04









Property Type: Townhouse Agent Comments Indicative Selling Price \$850,000 Median Unit Price Year ending September 2021: \$765,125

Comparable Properties



4/31 Dudley St ELTHAM 3095 (REI/VG)



Price: \$815,000 Method: Private Sale Date: 22/05/2021 Property Type: Townhouse (Single) Agent Comments

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192

propertydata



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