

## 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

3/78 FRANKLIN STREET ELTHAM VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Eltham

Period-from

01 Jul 2022

to

30 Jun 2023

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

17/91 BRIDGE STREET ELTHAM VIC 3095	\$650,000	15-Apr-23
3/87 BIBLE STREET ELTHAM VIC 3095	\$637,000	08-Mar-23
5/18 LIVINGSTONE ROAD ELTHAM VIC 3095	\$650,000	30-Mar-23

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: 24 July 2023



**17/91 BRIDGE STREET ELTHAM VIC 3095**

Sold Price

**\$650,000**

Sold Date

**15-Apr-23**

 2

 1

 1

Distance

**0.37km**



**3/87 BIBLE STREET ELTHAM VIC 3095**

Sold Price

**\$637,000**

Sold Date

**08-Mar-23**

 2

 1

 1

Distance

**0.73km**



**5/18 LIVINGSTONE ROAD ELTHAM VIC 3095**

Sold Price

**\$650,000**

Sold Date

**30-Mar-23**

 2

 1

 1

Distance

**1.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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