Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	7/28 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Single price \$699,000

Median sale price

Median price	\$745,000	Pro	perty Type	Unit		Suburb	Eltham
Period - From	01/07/2020	to	30/06/2021		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 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	Date of sale

1	4/28 Arthur St ELTHAM 3095	\$710,000	30/06/2021
2	5/28 Arthur St ELTHAM 3095	\$710,000	30/06/2021
3	2/28 Arthur St ELTHAM 3095	\$675,000	02/07/2021

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:	08/09/2021 09:24









Property Type: Unit **Agent Comments**

Indicative Selling Price \$699,000 **Median Unit Price** Year ending June 2021: \$745,000

Comparable Properties



4/28 Arthur St ELTHAM 3095 (REI)

Price: \$710,000





Method: Private Sale

Date: 30/06/2021 Property Type: Townhouse (Single) **Agent Comments**









Price: \$710,000 Method: Private Sale Date: 30/06/2021

Property Type: Townhouse (Single)

Agent Comments



2/28 Arthur St ELTHAM 3095 (REI)





Price: \$675.000 Method: Private Sale Date: 02/07/2021

Property Type: Townhouse (Single)

Agent Comments

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





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