## 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

G14/26 Pryor Street, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$690,000		&		\$740,000			
Median sale pr	rice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/10/2022	to	30/09/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	G2/26 Pryor St ELTHAM 3095	\$730,000	20/04/2023
2	LG01/25 Pryor St ELTHAM 3095	\$720,000	15/08/2023
3	7/31 Pryor St ELTHAM 3095	\$680,000	16/06/2023

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:

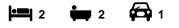
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Aaron Yeats 9431 1222





Property Type: Unit Agent Comments

0400 067 024 aaronyeats@jelliscraig.com.au **Indicative Selling Price** 

\$690,000 - \$740,000 **Median Unit Price** Year ending September 2023: \$745,000

# **Comparable Properties**



G2/26 Pryor St ELTHAM 3095 (REI)



Price: \$730,000 Method: Private Sale Date: 20/04/2023 Property Type: Apartment Agent Comments

Agent Comments



LG01/25 Pryor St ELTHAM 3095 (REI)



Price: \$720,000 Method: Private Sale Date: 15/08/2023 Property Type: Apartment

7/31 Pryor St ELTHAM 3095 (REI)

**6** 1 2

Agent Comments



Price: \$680.000 Method: Private Sale Date: 16/06/2023 Property Type: Apartment

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



propertydata

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