

## 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

85A Silver Street Eltham VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Eltham

Period-from

01 Jun 2020

to

31 May 2021

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

89 Silver Street Eltham VIC 3095	\$951,730	18-Nov-20
28 Kerrie Crescent Eltham VIC 3095	\$1,165,000	15-Apr-21
5 Roslyn Court Eltham North VIC 3095	\$1,026,000	18-Jan-21

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: 29 June 2021

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**89 Silver Street Eltham VIC 3095**

Sold Price

**\$951,730**

Sold Date

**18-Nov-20**

3



2



2

Distance

**0.03km****28 Kerrie Crescent Eltham VIC 3095**

Sold Price

**\$1,165,000**

Sold Date

**15-Apr-21**

3



2



2

Distance

**0.04km****5 Roslyn Court Eltham North VIC 3095**

Sold Price

**\$1,026,000**

Sold Date

**18-Jan-21**

4



2



2

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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