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

AG16/26-30 Pryor Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$680,000		&		\$730,000			
Median sale p	rice							
Median price	\$790,500	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/04/2021	to	31/03/2022		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.

Add	dress of comparable property	Price	Date of sale
1	4/72 Bridge St ELTHAM 3095	\$730,000	11/02/2022
2	g09/26 Pryor St ELTHAM 3095	\$720,000	23/12/2021
3	103/26 Pryor St ELTHAM 3095	\$690,000	24/03/2022

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:

25/05/2022 15:11









Property Type: Apartment Agent Comments

Indicative Selling Price \$680,000 - \$730,000 Median Unit Price Year ending March 2022: \$790,500

Comparable Properties

4/72 Bridge St ELTHAM 3095 (VG)



Price: \$730,000 Method: Sale Date: 11/02/2022 Property Type: Flat/Unit/Apartment (Res) Agent Comments

g09/26 Pryor St ELTHAM 3095 (VG)

Agent Comments



Price: \$720,000 Method: Sale Date: 23/12/2021 Property Type: Flat/Unit/Apartment (Res)



103/26 Pryor St ELTHAM 3095 (REI/VG)



Price: \$690,000 Method: Private Sale Date: 24/03/2022 Property Type: Apartment Agent Comments

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



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