# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/106 Pitt Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$700,000		&		\$770,000					
Median sale p	rice									
Median price	\$703,000	Pro	operty Type	Unit			Suburb	Eltham		
Period - From	01/07/2019	to	30/09/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	6/21 Grove St ELTHAM 3095	\$750,000	20/08/2019
2	1/168 Rattray Rd MONTMORENCY 3094	\$735,000	01/07/2019
3	2/21 Luck St ELTHAM 3095	\$701,000	06/07/2019

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:

04/11/2019 18:59









Property Type: Townhouse (Single) Land Size: 212 sqm approx Agent Comments

**Indicative Selling Price** \$700,000 - \$770,000 **Median Unit Price** September quarter 2019: \$703,000

# **Comparable Properties**



6/21 Grove St ELTHAM 3095 (REI) 2 2 **1** 3

Price: \$750,000 Method: Private Sale Date: 20/08/2019 Property Type: Unit Land Size: 186 sqm approx Agent Comments



1/168 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments



Price: \$735,000 Method: Private Sale Date: 01/07/2019 Rooms: 5 Property Type: Townhouse (Single)

2/21 Luck St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$701,000 Method: Auction Sale Date: 06/07/2019 Rooms: 6 Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.