Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	38 Porter Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/01/2021	to	31/12/2021		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Aut	areas or comparable property	1 1100	Date of Sale
1	9 Bushland Ct ELTHAM 3095	\$1,550,000	15/02/2022
2	41 Falkiner St ELTHAM 3095	\$1,520,000	09/10/2021
3			

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:	02/03/2022 11:52



Date of sale







Property Type: House (Res) Land Size: 700 sqm approx **Agent Comments**

Indicative Selling Price \$1,450,000 - \$1,500,000 **Median House Price**

Year ending December 2021: \$1,250,000

Comparable Properties



9 Bushland Ct ELTHAM 3095 (REI)

Agent Comments The home has a pool

Price: \$1,550,000 Method: Private Sale Date: 15/02/2022

Rooms: 7

Property Type: House (Res) Land Size: 660 sqm approx

41 Falkiner St ELTHAM 3095 (REI/VG)

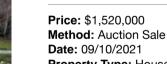
=3





Agent Comments

This home is opposite parkland



Property Type: House (Res)

Land Size: 700 sqm approx

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.

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