

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

40 Bible Street, Eltham Vic 3095

Indicative selling price

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

Range between \$780,000

&

\$840,000

Median sale price

Median price \$1,280,500

Property Type House

Suburb Eltham

Period - From 01/10/2021

to 30/09/2022

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 six 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
1	12 Bellevue Rd ELTHAM 3095	\$845,000	12/09/2022
2	523 Main Rd ELTHAM 3095	\$828,000	30/09/2022
3	2/176 Pitt St ELTHAM 3095	\$815,000	21/11/2022

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:

29/11/2022 10:37



3 1 0

Property Type: House
Land Size: 468 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$840,000
Median House Price
Year ending September 2022: \$1,280,500

Comparable Properties



12 Bellevue Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$845,000
Method: Private Sale
Date: 12/09/2022
Rooms: 5
Property Type: House (Res)
Land Size: 313 sqm approx



523 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

2 1 2

Price: \$828,000
Method: Private Sale
Date: 30/09/2022
Property Type: House (Res)
Land Size: 448 sqm approx



2/176 Pitt St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$815,000
Method: Private Sale
Date: 21/11/2022
Property Type: Unit

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