

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

146 Pitt Street, Eltham Vic 3095

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,070,000 Property Type House Suburb Eltham

Period - From 01/07/2020 to 30/09/2020 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	8/19 Harlington Av ELTHAM 3095	\$920,000	27/10/2020
2	9 Allambie Dr ELTHAM 3095	\$915,000	17/07/2020
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: 10/12/2020 09:31



Property Type: Land
Land Size: 794 sqm approx
Agent Comments

Indicative Selling Price
\$890,000 - \$950,000
Median House Price
September quarter 2020: \$1,070,000

Comparable Properties



8/19 Harlington Av ELTHAM 3095 (REI)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 27/10/2020
Property Type: House (Res)
Land Size: 731 sqm approx



9 Allambie Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$915,000
Method: Expression of Interest
Date: 17/07/2020
Rooms: 7
Property Type: House
Land Size: 785 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.