

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

3 Grey Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,130,000 Property Type House Suburb Eltham

Period - From 01/07/2020 to 30/06/2021 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 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	26 Sheffield St ELTHAM 3095	\$850,000	23/06/2021
2	3 Shalbury Av ELTHAM 3095	\$800,000	30/06/2021
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.~~

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Property Type: House
Land Size: 469 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending June 2021: \$1,130,000

Comparable Properties



26 Sheffield St ELTHAM 3095 (REI/VG)

Agent Comments

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Price: \$850,000
Method: Sold Before Auction
Date: 23/06/2021
Property Type: House (Res)
Land Size: 315 sqm approx



3 Shalbury Av ELTHAM 3095 (REI)

Agent Comments

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Price: \$800,000
Method: Sold Before Auction
Date: 30/06/2021
Rooms: 4
Property Type: House (Res)
Land Size: 361 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.