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 78 Napoleon Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	e \$1,000,000						
Median sale p	rice						
Median price	\$1,204,000	Pro	operty Type Hou	ISE	Suburb	Eltham	
Period - From	01/04/2022	to	31/03/2023	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.

Ade	dress of comparable property	Price	Date of sale
1	105 Napoleon St ELTHAM 3095	\$1,015,000	05/03/2023
2	126 Brougham St ELTHAM 3095	\$991,000	25/03/2023
3	16 Lamorna Ct ELTHAM 3095	\$990,000	25/03/2023

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:

10/07/2023 14:23









Property Type: House Land Size: 769 sqm approx Agent Comments Indicative Selling Price \$1,000,000 Median House Price Year ending March 2023: \$1,204,000

Comparable Properties

	105 Napoleon St ELTHAM 3095 (REI/VG) 3 2 2 2	Agent Comments
	Price: \$1,015,000 Method: Sold Before Auction Date: 05/03/2023 Property Type: House (Res) Land Size: 472 sqm approx	
	126 Brougham St ELTHAM 3095 (REI/VG)	Agent Comments
	 3 1 1	
	Price: \$991,000	
	Method: Private Sale	
12 Martin	Date: 25/03/2023	
Allered Allered	Property Type: House Land Size: 865 sqm approx	
	16 Lamorna Ct ELTHAM 3095 (REI/VG)	Agent Comments
	i 3 i 2 i 2	Ŭ
LINE THERE AP	Price: \$990,000	
at an and the second se	Method: Auction Sale	
E Contraction of the second	Date: 25/03/2023	
States III	Property Type: House (Res) Land Size: 850 sqm approx	
	Land Oize. 000 Squi approx	

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



Propertydata

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