# 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
	<b>  </b> 3 <b> </b>   1 <b> </b>   1	
	<b>Price:</b> \$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

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.