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

12 Beard Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$880,000		&		\$950,000			
Median sale p	rice							
Median price	\$910,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/07/2019	to	30/09/2019		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	40 Arthur St ELTHAM 3095	\$961,000	19/10/2019
2	2 Anka CI ELTHAM 3095	\$930,500	05/10/2019
3	57 Eucalyptus Rd ELTHAM 3095	\$909,000	07/09/2019

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:

21/10/2019 15:29



12 Beard Street, Eltham Vic 3095



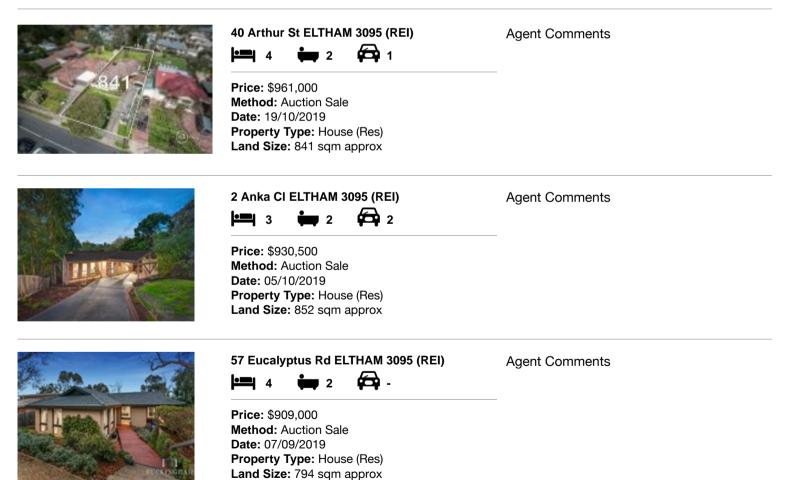




Property Type: Land **Land Size:** 775 sqm approx Agent Comments Steve Schumann 03 9431 1222 0409 581 190 steveschumann@jelliscraig.com.au

Indicative Selling Price \$880,000 - \$950,000 Median House Price September quarter 2019: \$910,000

Comparable Properties



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



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.