

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 consumer.vic.gov.au/underquoting

Range between \$880,000

&

\$950,000

Median sale price

Median price \$910,000

Property Type House

Suburb Eltham

Period - From 01/07/2019

to 30/09/2019

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	40 Arthur St ELTHAM 3095	\$961,000	19/10/2019
2	2 Anka Cl 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

**Jellis
Craig**

Steve Schumann

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Indicative Selling Price

\$880,000 - \$950,000

Median House Price

September quarter 2019: \$910,000



Property Type: Land

Land Size: 775 sqm approx

Agent Comments

Comparable Properties



40 Arthur St ELTHAM 3095 (REI)

Agent Comments



Price: \$961,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)

Land Size: 841 sqm approx



2 Anka Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$930,500

Method: Auction Sale

Date: 05/10/2019

Property Type: House (Res)

Land Size: 852 sqm approx



57 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$909,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 794 sqm approx

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.