## 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

G05/25 Pryor Street, Eltham Vic 3095

## Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$590,000			
Median sale p	rice							
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	06/09/2022	to	05/09/2023		So	urce	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	G17/26 Pryor St ELTHAM 3095	\$642,500	28/03/2023
2	105/25 Pryor St ELTHAM 3095	\$620,000	10/07/2023
3	7/5-7 Luck St ELTHAM 3095	\$605,000	31/08/2023

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:

06/09/2023 10:53







**Property Type:** Agent Comments

**Indicative Selling Price** \$550,000 - \$590,000 **Median Unit Price** 06/09/2022 - 05/09/2023: \$730,000

# **Comparable Properties**







## **1**

2

Price: \$620,000 Method: Private Sale Date: 10/07/2023 Property Type: Apartment

## 7/5-7 Luck St ELTHAM 3095 (REI)

**2** 



Price: \$605,000 Method: Private Sale Date: 31/08/2023 Property Type: Unit Land Size: 116 sqm approx

## Agent Comments

Identical home one floor higher

Luck Street was an older more dated unit than this apartment

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





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