

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 consumer.vic.gov.au/underquoting

Range between \$550,000 & \$590,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Eltham

Period - From 06/09/2022 to 05/09/2023 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.

	Address 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



G17/26 Pryor St ELTHAM 3095 (REI)



Price: \$642,500
Method: Private Sale
Date: 28/03/2023
Property Type: Apartment

Agent Comments

Across road in Canopy complex- was marginally larger in dimensions hence higher sale price



105/25 Pryor St ELTHAM 3095 (REI)



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

Agent Comments

Identical home one floor higher



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



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

Agent Comments

Luck Street was an older more dated unit than this apartment