### 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	90 Arthur Street, Eltham Vic 3095
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000	&	\$1,200,000
---------------------------	---	-------------

### Median sale price

Median price	\$1,280,500	Pro	perty Type	House		Suburb	Eltham
Period - From	01/10/2021	to	30/09/2022		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	128 Napoleon St ELTHAM 3095	\$1,235,000	08/10/2022
2	23 Hartland Way ELTHAM 3095	\$1,200,000	12/09/2022
3	121 Brougham St ELTHAM 3095	\$1,200,000	01/10/2022

### 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:	25/10/2022 09:37













Property Type: House Land Size: 801 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** 

Year ending September 2022: \$1,280,500

### Comparable Properties



#### 128 Napoleon St ELTHAM 3095 (REI)







**Agent Comments** 

Offered flat grassed yard, dead end Street, less

central

Price: \$1,235,000 Method: Auction Sale Date: 08/10/2022

Property Type: House (Res) Land Size: 788 sqm approx



### 23 Hartland Way ELTHAM 3095 (REI/VG)







Agent Comments

Smaller home, similar architecture, parkside and

with pool

Price: \$1,200,000 Method: Private Sale Date: 12/09/2022 Property Type: House Land Size: 817 sqm approx



### 121 Brougham St ELTHAM 3095 (REI)





Agent Comments

Central Eltham location, smaller dwelling,

detached oversized

Price: \$1,200,000 Method: Auction Sale Date: 01/10/2022

Property Type: House (Res) Land Size: 805 sqm approx

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





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.