

# 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

4/23 Diamond Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$900,000

### Median sale price

Median price

\$808,500

Property Type

Townhouse

Suburb

Eltham

Period - From

23/06/2020

to

22/06/2021

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	10 Price Av MONTMORENCY 3094	\$962,000	06/06/2021
2	1/56 John St ELTHAM 3095	\$935,000	15/05/2021
3	3a Brownes Cr ELTHAM 3095	\$980,000	27/03/2021

**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:

23/06/2021 06:38



2 2 1

**Rooms:** 4  
**Property Type:** Townhouse  
**Land Size:** 402 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$900,000  
**Median Townhouse Price**  
 23/06/2020 - 22/06/2021: \$808,500

## Comparable Properties



**10 Price Av MONTMORENCY 3094 (REI)**

Agent Comments

2 1 1

**Price:** \$962,000  
**Method:** Auction Sale  
**Date:** 06/06/2021  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 426 sqm approx



**1/56 John St ELTHAM 3095 (REI)**

Agent Comments

4 2 1

**Price:** \$935,000  
**Method:** Auction Sale  
**Date:** 15/05/2021  
**Property Type:** House (Res)  
**Land Size:** 321 sqm approx



**3a Brownes Cr ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$980,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House (Res)  
**Land Size:** 516 sqm approx