Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 63 Henry Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,060,000		&		\$1,140,000					
Median sale price										
Median price	\$1,256,000	Property Type H		Hou	ouse		Suburb	Eltham		
Period - From	01/04/2023	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	16 Grey St ELTHAM 3095	\$1,125,000	03/04/2024
2	2/100 Pitt St ELTHAM 3095	\$1,120,000	24/02/2024
3	22 Glenister Dr ELTHAM 3095	\$1,120,000	13/12/2023

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:

29/04/2024 13:39









Property Type: House Land Size: 485 sqm approx Agent Comments Indicative Selling Price \$1,060,000 - \$1,140,000 Median House Price Year ending March 2024: \$1,256,000

Comparable Properties

16 Grey St ELTHAM 3095 (REI) 3 2 2 2 Price: \$1,125,000 Method: Private Sale Date: 03/04/2024 Rooms: 4 Property Type: House (Res) Land Size: 397 sqm approx	Agent Comments smaller home with older finishes
2/100 Pitt St ELTHAM 3095 (REI) 3 3 2 Price: \$1,120,000 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Res) Land Size: 181 sqm approx	Agent Comments strata titled townhouse however was a new home
22 Glenister Dr ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,120,000 Method: Auction Sale Date: 13/12/2023 Property Type: House (Res) Land Size: 785 sqm approx	Agent Comments larger home but older finishes

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property data

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