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	

Indicative selling price

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

Range between \$880,000 & \$960,000	Range between	\$880,000	&	\$960,000
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Median sale price

Median price \$1,280,500	Pro	pperty Type Ho	use	Suburb	Eltham
Period - From 01/10/2021	to	30/09/2022	Soui	rceREIV	

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 47 Livingstone Rd ELTHAM 3095	\$940,000	02/11/2022

I	47 Livingstone na ELTHAW 3093	φ 94 0,000	02/11/2022
2	111 Bridge St ELTHAM 3095	\$940,000	23/09/2022
3	194 Bolton St ELTHAM 3095	\$930,000	05/11/2022

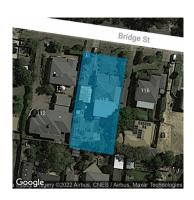
OR

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:	14/11/2022 15:44









Property Type: House Land Size: 864 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$960,000 Median House Price Year ending September 2022: \$1,280,500

Comparable Properties



47 Livingstone Rd ELTHAM 3095 (REI)

3



A 2

Price: \$940,000

Method: Sold Before Auction

Date: 02/11/2022

Property Type: House (Res) **Land Size:** 945 sqm approx

Agent Comments



111 Bridge St ELTHAM 3095 (REI)

=| 3



6

Price: \$940,000 Method: Private Sale Date: 23/09/2022 Rooms: 5

Property Type: House (Res) **Land Size:** 791 sqm approx

Agent Comments



194 Bolton St ELTHAM 3095 (REI)

— 2



A.

Price: \$930,000 Method: Auction Sale Date: 05/11/2022

Property Type: House (Res) Land Size: 1006 sqm approx **Agent Comments**

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



