

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

4/10 TAYLOR STREET ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Eltham

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

6/10 TAYLOR STREET ELTHAM VIC 3095	\$774,000	27-Oct-23

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 6 months.

This Statement of Information was prepared on: 30 November 2023

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6/10 TAYLOR STREET ELTHAM VIC 3095 Sold Price

^{RS} **\$774,000** Sold Date **27-Oct-23**

2 1 2

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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