

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

36 HENRY 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Eltham

Period-from

01 Feb 2022

to

31 Jan 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

8 GUM HILL COURT ELTHAM VIC 3095	\$1,105,000	16-Sep-22
111 BRIDGE STREET ELTHAM VIC 3095	\$940,000	23-Sep-22
114 BRIDGE STREET ELTHAM VIC 3095	\$936,500	25-Nov-22

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: 20 February 2023



8 GUM HILL COURT ELTHAM VIC 3095

 3  2  2

Sold Price

\$1,105,000

Sold Date

16-Sep-22

Distance

1.72km



111 BRIDGE STREET ELTHAM VIC 3095

 3  1  1

Sold Price

\$940,000

Sold Date

23-Sep-22

Distance

0.27km



114 BRIDGE STREET ELTHAM VIC 3095

 3  2  2

Sold Price

^{RS} **\$936,500**

Sold Date

25-Nov-22

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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