Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price \$570,000 or range between &	Property offered for sal	e						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single Price \$570,000 or range between & Median sale price (*Delete house or unit as applicable) Median Price \$784,500 Property type Unit Suburb Eltham Period-from 01 Aug 2021 to 31 Jul 2022 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.	Including suburb and	15/43 RAILWAY PARADE ELTHAM VIC 3095						
Median sale price (*Delete house or unit as applicable) Median Price \$784,500 Property type Unit Suburb Eltham Period-from 01 Aug 2021 to 31 Jul 2022 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.	Indicative selling price							
Median sale price (*Delete house or unit as applicable) Median Price \$784,500 Property type Unit Suburb Eltham Period-from 01 Aug 2021 to 31 Jul 2022 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.	For the meaning of this price	e see consumer.vi	c.gov.au	ı/underquotin	g (*Del	ete single price	e or range a	as applicable)
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Median Price \$784,500 Property type Unit Suburb Eltham Period-from 01 Aug 2021 to 31 Jul 2022 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.	Median sale price							
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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.	Median Price	\$784,500	784,500 Property type			Unit	Suburb	Eltham
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.	Period-from	01 Aug 2021	to	31 Jul 20	Source	Corelogic		
estate agent or agent's representative considers to be most comparable to the property for sale.	Comparable property s	ales (*Delete A	or B b	elow as a _l	plical	ole)		
Address of comparable property Price Date of sale								
	Address of comparable property							Date of sale
OR								

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: 22 August 2022



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