## 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

1/7 John Street, Eltham Vic 3095

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing  |        |        |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|--------|
| Range betweer   | \$795,000         |      | &            |       | \$850,000 |      |        |        |
| Median sale pr  | rice              |      |              |       |           |      |        |        |
| Median price    | \$720,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Eltham |
| Period - From   | 26/11/2023        | to   | 25/11/2024   |       | 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.

| Add | dress of comparable property    | Price     | Date of sale |
|-----|---------------------------------|-----------|--------------|
| 1   | 8/36 Livingstone Rd ELTHAM 3095 | \$730,000 | 22/11/2024   |
| 2   | 5/836 Main Rd ELTHAM 3095       | \$765,000 | 22/06/2024   |
| 3   | 6/42 Shalbury Av ELTHAM 3095    | \$805,000 | 11/06/2024   |

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:

26/11/2024 16:09









Rooms: 4 Property Type: Unit Land Size: 291 sqm approx Agent Comments Indicative Selling Price \$795,000 - \$850,000 Median Unit Price 26/11/2023 - 25/11/2024: \$720,000

# **Comparable Properties**



8/36 Livingstone Rd ELTHAM 3095 (REI)



Price: \$730,000 Method: Private Sale Date: 22/11/2024 Property Type: Unit Land Size: 255 sqm approx

#### Agent Comments

Most recent 3 bed, 1 bath Eltham sale, however was a smaller home with inferior presentation and on a substantially more dense block



5/836 Main Rd ELTHAM 3095 (REI/VG)



### Agent Comments

Comparable in presentation and size, however the complex was more dense with units and the Main Road location impacts this units value



Price: \$765,000 Method: Private Sale Date: 22/06/2024 Property Type: Unit Land Size: 284 sqm approx

#### 6/42 Shalbury Av ELTHAM 3095 (REI/VG)





Price: \$805,000 Method: Private Sale Date: 11/06/2024 Property Type: Unit

#### Agent Comments

Zold for \$805,000 but is an inferior position

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



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