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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