

# 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

1/172 Pitt Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000

&

\$780,000

### Median sale price

Median price \$692,500

Property Type Unit

Suburb Eltham

Period - From 01/10/2019

to 30/09/2020

Source 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.

|   | Address of comparable property | Price     | Date of sale |
|---|--------------------------------|-----------|--------------|
| 1 | 9/167 Pitt St ELTHAM 3095      | \$771,385 | 25/06/2020   |
| 2 | 1/122 Bible St ELTHAM 3095     | \$750,000 | 10/06/2020   |
| 3 | 2/71 Bible St ELTHAM 3095      | \$725,000 | 19/11/2020   |

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:

01/12/2020 16:43

1/172 Pitt Street, Eltham Vic 3095

**Jellis  
Craig**

Alison Champion

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**Indicative Selling Price**

\$720,000 - \$780,000

**Median Unit Price**

Year ending September 2020: \$692,500



3 1 2

**Property Type:** Unit

**Land Size:** 294 sqm approx

Agent Comments

## Comparable Properties



**9/167 Pitt St ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$771,385

**Method:** Private Sale

**Date:** 25/06/2020

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 550 sqm approx



**1/122 Bible St ELTHAM 3095 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 10/06/2020

**Property Type:** Unit

**Land Size:** 312 sqm approx



**2/71 Bible St ELTHAM 3095 (REI)**

Agent Comments

3 1 1

**Price:** \$725,000

**Method:** Private Sale

**Date:** 19/11/2020

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 195 sqm approx

Account - Jellis Craig | P: 03 94321444



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.