

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

16 Flint Street, Eltham, VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,287,500

Property Type

House

Suburb

Eltham

Period - From

06/06/2024

to

05/12/2024

Source

price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	14 PORTER STREET, ELTHAM	\$1,200,000	22/06/2024
2	32 KIRWANA GROVE, MONTMORENCY	\$1,150,000	29/05/2024
3	18 FLINT STREET, ELTHAM	\$1,361,000	22/05/2024

This Statement of Information was prepared on:

06/12/2024