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

3/71 Bible Street Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$690,000	&	\$750,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$715,000	Property type		Unit		Suburb	Eltham
Period-from	01 Apr 2020	to	31 Mar 2021		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.

Address of comparable property	Price	Date of sale
2/71 Bible Street Eltham VIC 3095	\$725,000	19-Nov-20
4/36 Livingstone Road Eltham VIC 3095	\$690,000	29-Dec-20
3/1238 Main Road Eltham VIC 3095	\$720,000	16-Dec-20

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 6 months.

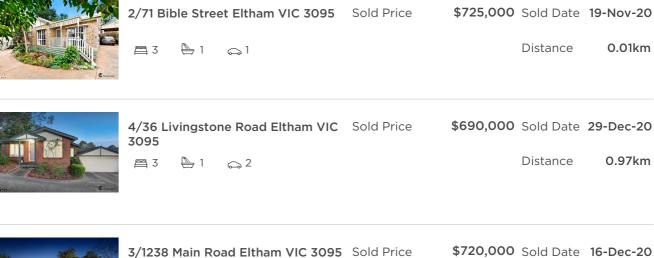
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consumer.vic.gov.au

morrison kleeman

Luke El Moussalli M 0403465560 E Ipelmoussalli@morrsionkleeman.com.au





 $\equiv 3 \quad [a] 1 \quad [a] 2$ Distance 1.59km

RS = Recent sale UN = Undisclosed Sale

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