

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.~~

This Statement of Information was prepared on: 06 April 2021



2/71 Bible Street Eltham VIC 3095

Sold Price

\$725,000

Sold Date

19-Nov-20

3

1

1

Distance

0.01km



4/36 Livingstone Road Eltham VIC 3095

Sold Price

\$690,000

Sold Date

29-Dec-20

3

1

2

Distance

0.97km



3/1238 Main Road Eltham VIC 3095

Sold Price

\$720,000

Sold Date

16-Dec-20

3

1

2

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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