Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between	\$730,000	&	\$780,000

Median sale price

Median price	\$735,500	Pro	perty Type	Unit		Suburb	Eltham
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	1/54 Reichelt Av MONTMORENCY 3094	\$787,000	14/09/2024
2	5/28 Livingstone Rd ELTHAM 3095	\$730,000	29/08/2024
3	42 Bible St ELTHAM 3095	\$750,000	26/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/12/2024 14:37





Indicative Selling Price





Property Type: Unit Land Size: 287 sqm approx Agent Comments \$730,000 - \$780,000 **Median Unit Price** Year ending September 2024: \$735,500

Comparable Properties



1/54 Reichelt Av MONTMORENCY 3094 (REI/VG)

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3 2

Agent Comments

Price: \$787,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res)



5/28 Livingstone Rd ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$730,000 Method: Private Sale Date: 29/08/2024

Property Type: Townhouse (Single) **Land Size:** 164 sqm approx



42 Bible St ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$750,000 Method: Private Sale Date: 26/08/2024

Rooms: 3

Property Type: House (Res) **Land Size:** 376 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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