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

123 Arthur Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	\$1,400,000		&		\$1,500,000						
Median sale pi	rice										
Median price	\$1,204,000	Property Type		House			Suburb	Eltham			
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	6 Adecroft Ct ELTHAM 3095	\$1,513,000	20/05/2023
2	135 Arthur St ELTHAM 3095	\$1,458,000	29/04/2023
3	28 Hartland Way ELTHAM 3095	\$1,405,500	19/05/2023

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:

06/07/2023 10:22









Property Type: House (Previously Occupied - Detached) Land Size: 878 sqm approx Agent Comments Indicative Selling Price \$1,400,000 - \$1,500,000 Median House Price Year ending March 2023: \$1,204,000

Comparable Properties



6 Adecroft Ct ELTHAM 3095 (REI)

Price: \$1,513,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 798 sqm approx Agent Comments

Agent Comments



135 Arthur St ELTHAM 3095 (REI)



Price: \$1,458,000 Method: Auction Sale Date: 29/04/2023 Property Type: House Land Size: 913 sqm approx

28 Hartland Way ELTHAM 3095 (REI/VG)

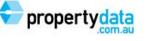


Agent Comments

Price: \$1,405,500 Method: Private Sale Date: 19/05/2023 Property Type: House (Res) Land Size: 916 sqm approx

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





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