

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

247 Pitt Street, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000

&

\$910,000

Median sale price

Median price \$1,005,000

House

X

Unit

Suburb Eltham

Period - From 01/04/2018

to

30/06/2018

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	Price	Date of sale
1	15 Grey St ELTHAM 3095	\$910,000	24/03/2018
2	3 Bainbridge Dr ELTHAM 3095	\$885,000	09/04/2018
3	19 Andrews St ELTHAM 3095	\$860,000	16/05/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 913 sqm approx

Agent Comments

Comparable Properties



15 Grey St ELTHAM 3095 (REI)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 904 sqm approx



3 Bainbridge Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 09/04/2018

Rooms: 7

Property Type: House (Res)

Land Size: 888 sqm approx



19 Andrews St ELTHAM 3095 (REI)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 16/05/2018

Rooms: 7

Property Type: House

Land Size: 926 sqm approx