## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	61a Railway Parade, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$850,000	&	\$890,000
Range between	\$850,000	&	\$890,000

#### Median sale price

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2024	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	1/75 Napoleon St ELTHAM 3095	\$900,000	09/10/2024
2	1/60 Beard St ELTHAM 3095	\$840,000	14/05/2024
3	8/36 Beard St ELTHAM 3095	\$835,000	01/05/2024

#### 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:	01/11/2024 14:44













Property Type: House Land Size: 377 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$850,000 - \$890,000 **Median House Price** 

September quarter 2024: \$1,230,000

## Comparable Properties



1/75 Napoleon St ELTHAM 3095 (REI)





**Agent Comments** 

Price: \$900,000 Method: Private Sale Date: 09/10/2024 Property Type: Unit

Land Size: 458 sqm approx



1/60 Beard St ELTHAM 3095 (REI/VG)







Price: \$840,000

Method: Private Sale Date: 14/05/2024 Property Type: Unit

Land Size: 333 sqm approx

Agent Comments

Agent Comments



8/36 Beard St ELTHAM 3095 (REI/VG)





Price: \$835.000 Method: Private Sale Date: 01/05/2024 Property Type: Unit Land Size: 304 sqm approx

Account - Barry Plant | P: (03) 9431 1243





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