

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

107a Sackville Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$799,000

Median sale price

Median price

\$830,750

Property Type

Unit

Suburb

Eltham

Period - From

01/10/2021

to

31/12/2021

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	2/124 Grand Blvd MONTMORENCY 3094	\$790,000	26/11/2021
2	27 Beleura Gr LOWER PLENTY 3093	\$767,000	30/11/2021
3	4/39 Panorama Av LOWER PLENTY 3093	\$760,000	24/11/2021

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:

07/03/2022 09:22



Property Type:

Agent Comments

Comparable Properties



2/124 Grand Blvd MONTMORENCY 3094 (REI) Agent Comments



Price: \$790,000

Method: Private Sale

Date: 26/11/2021

Property Type: Unit

Land Size: 344 sqm approx

27 Beleura Gr LOWER PLENTY 3093 (REI/VG) Agent Comments



Price: \$767,000

Method: Sold Before Auction

Date: 30/11/2021

Property Type: House (Res)

Land Size: 287 sqm approx



4/39 Panorama Av LOWER PLENTY 3093 (REI/VG) Agent Comments



Price: \$760,000

Method: Sold Before Auction

Date: 24/11/2021

Property Type: Unit