## 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

1/33 Silver Street, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$770,000		&		\$830,000			
Median sale pr	rice							
Median price	\$720,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/01/2020	to	31/12/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	8/76 Airlie Rd MONTMORENCY 3094	\$832,000	09/10/2020
2	1/172 Pitt St ELTHAM 3095	\$801,000	19/12/2020
3	2/116 Bridge St ELTHAM 3095	\$770,000	07/01/2021

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:

08/02/2021 12:06









Rooms: 5 Property Type: Unit Land Size: 326 sqm approx Agent Comments Indicative Selling Price \$770,000 - \$830,000 Median Unit Price Year ending December 2020: \$720,000

# **Comparable Properties**



#### 8/76 Airlie Rd MONTMORENCY 3094 (REI)



Price: \$832,000 Method: Private Sale Date: 09/10/2020 Property Type: Townhouse (Res) Land Size: 287 sqm approx



1/172 Pitt St ELTHAM 3095 (REI)



Price: \$801,000 Method: Auction Sale Date: 19/12/2020 Property Type: Unit Land Size: 294 sqm approx

2/116 Bridge St ELTHAM 3095 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$770,000 Method: Private Sale Date: 07/01/2021 Property Type: House (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.