Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6 Bible Street, Eltham Vic 3095

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|---------------|--------------|-------|------------|------|--------|--------|
| Range betweer | \$880,000 | | & | | \$940,000 | C | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$985,000 | Property Type | | House | | | Suburb | Eltham |
| Period - From | 01/07/2019 | to | 30/06/2020 | | 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.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|---|-----------|--------------|
| 1 | 28 Frank St, Eltham, Vic 3095, Australia | \$880,000 | 16/06/2020 |
| 2 | 15 Stamford Ct, Eltham, Vic 3095, Australia | \$890,000 | 13/06/2020 |
| 3 | 7 Marlow PI, Eltham, Vic 3095, Australia | \$956,000 | 03/06/2020 |

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:

27/09/2020 18:04









Property Type: House Land Size: 536 sqm approx Agent Comments Indicative Selling Price \$880,000 - \$940,000 Median House Price Year ending June 2020: \$985,000

Comparable Properties

| 28 Frank St, Eltham, Vic 3095, Australia (REI) | Agent Commente |
|---|----------------|
| | Agent Comments |
| Price: \$880,000 | - |
| Method: | |
| Date: 16/06/2020 | |
| Property Type: House | |
| 15 Stamford Ct, Eltham, Vic 3095, Australia | Agent Comments |
| (REI) | |
| | _ |
| Price: \$890,000 | |
| Method: | |
| Date: 13/06/2020 | |
| Property Type: House | |
| 7 Marlow PI, Eltham, Vic 3095, Australia (REI) | Agent Comments |
| 4 4 2 2 2 | - |
| Price: \$956,000 | - |
| Method: | |
| Date: 03/06/2020 | |
| Property Type: House | |

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.