

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

2/21 Luck Street, Eltham Vic 3095

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$650,000

House

Unit

X

Suburb Eltham

Period - From 01/04/2018

to

31/03/2019

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	1/234 Bolton St ELTHAM 3095	\$675,000	06/02/2019
2	1/64 Frank St ELTHAM 3095	\$665,000	12/01/2019
3	2/42 Shalbury Av ELTHAM 3095	\$650,000	26/02/2019

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.

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Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending March 2019: \$650,000



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/234 Bolton St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 06/02/2019

Rooms: 5

Property Type: Unit

Land Size: 577 sqm approx



1/64 Frank St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 12/01/2019

Rooms: -

Property Type: Unit

Land Size: 365 sqm approx



2/42 Shalbury Av ELTHAM 3095 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 26/02/2019

Rooms: -

Property Type: Unit