

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

2/150 Bible Street, Eltham Vic 3095

Indicative selling price

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

Range between \$820,000

&

\$880,000

Median sale price

Median price \$1,283,750

Property Type House

Suburb Eltham

Period - From 01/04/2021

to 31/03/2022

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	8 Bellevue Rd ELTHAM 3095	\$870,000	23/12/2021
2	2/29 Park West Rd ELTHAM 3095	\$860,000	03/12/2021
3			

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:

27/04/2022 13:38



3 1 1

Property Type: House (Res)

Land Size: 353 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$880,000

Median House Price

Year ending March 2022: \$1,283,750

Comparable Properties



8 Bellevue Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 3

Price: \$870,000

Method: Private Sale

Date: 23/12/2021

Property Type: House

Land Size: 254 sqm approx



2/29 Park West Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$860,000

Method: Private Sale

Date: 03/12/2021

Rooms: 5

Property Type: Unit

Land Size: 557 sqm approx

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.

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