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		13/43 Ra	ailwa	ay Parade, Eltham	Vic 3095				
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	000		&	\$575,000	0				
Median sale price									
Median price \$	750,000	0	Pro	operty Type Unit			Subu	Irb Eltham	
Period - From 0	1/01/20	023	to	31/03/2023	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 11/43 Railway Pde ELTHAM 3095								\$575,000	10/01/2023
2									

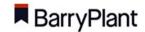
OR

3

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:	24/04/2023 14:12









Property Type: Unit Agent Comments

Indicative Selling Price \$550,000 - \$575,000 Median Unit Price March quarter 2023: \$750,000

Comparable Properties



11/43 Railway Pde ELTHAM 3095 (REI/VG)

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Agent Comments

Price: \$575,000 Method: Private Sale Date: 10/01/2023 Property Type: Unit

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 - Barry Plant | P: 03 9842 8888



