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

4 Bird Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$420,000		&		\$450,000			
Median sale p	ice							
Median price	\$1,189,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/07/2022	to	30/06/2023		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 sixmonths 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		
2		
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:

27/07/2023 10:14









Property Type: House / Land Land Size: 504 sqm approx Agent Comments Indicative Selling Price \$420,000 - \$450,000 Median House Price Year ending June 2023: \$1,189,000

Comparable Properties

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





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