

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

231 Pitt Street, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Eltham

Period - From 01/07/2021 to 30/06/2022 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	3 Park West Rd ELTHAM 3095	\$917,000	01/10/2022
2	43 Antoinette Blvd ELTHAM 3095	\$905,000	03/08/2022
3	114 Brougham St ELTHAM 3095	\$900,000	09/07/2022

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:

04/10/2022 16:58



3 2 2

Property Type: House (Res)

Land Size: 799 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending June 2022: \$1,300,000

Comparable Properties



3 Park West Rd ELTHAM 3095 (REI)

3 1 1

Price: \$917,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 770 sqm approx

Agent Comments



43 Antoinette Blvd ELTHAM 3095 (REI/VG)

3 1 2

Price: \$905,000

Method: Private Sale

Date: 03/08/2022

Property Type: House (Res)

Land Size: 1121 sqm approx

Agent Comments

Located on the corner of a main road



114 Brougham St ELTHAM 3095 (REI/VG)

3 1 1

Price: \$900,000

Method: Private Sale

Date: 09/07/2022

Property Type: House

Land Size: 859 sqm approx

Agent Comments

Needs substantial renovations