

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

2/26 Luck Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Eltham

Period - From 01/07/2022 to 30/09/2022 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	3/21 Luck St ELTHAM 3095	\$890,000	30/08/2022
2	1/6 Macaulay Ct ELTHAM 3095	\$878,000	22/08/2022
3	1/53 Railway Pde ELTHAM 3095	\$800,000	03/06/2022



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:

08/11/2022 14:48



 2
  1
  Single Garage

Rooms: 4**Property Type:** Unit**Land Size:** 183 sqm approx**Agent Comments**

In a block of 3 Units walk to shops and train Single level Weatherboard Unit

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

September quarter 2022: \$800,000

Comparable Properties

**3/21 Luck St ELTHAM 3095 (REI)****Agent Comments**

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  2
  2

Price: \$890,000**Method:** Private Sale**Date:** 30/08/2022**Property Type:** Townhouse (Single)**Land Size:** 198 sqm approx**1/6 Macaulay Ct ELTHAM 3095 (REI)****Agent Comments**

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  1
  1

Price: \$878,000**Method:** Private Sale**Date:** 22/08/2022**Rooms:** 3**Property Type:** Townhouse (Res)**Land Size:** 201 sqm approx**1/53 Railway Pde ELTHAM 3095 (REI/VG)****Agent Comments**

 3
  1
  1

Price: \$800,000**Method:** Private Sale**Date:** 03/06/2022**Rooms:** 4**Property Type:** House (Res)