# 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

1/122 Bible Street, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$695,000		&		\$760,000			
Median sale p	rice							
Median price	\$700,500	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/04/2019	to	31/03/2020		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.

Add	dress of comparable property	Price	Date of sale
1	3/13 Bible St ELTHAM 3095	\$760,000	20/02/2020
2	3/59 Park Rd ELTHAM 3095	\$721,000	08/02/2020
3	9/36 Livingstone Rd ELTHAM 3095	\$691,000	11/12/2019

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:

27/05/2020 15:22









Property Type: Unit Land Size: 400 sqm approx Agent Comments

**Indicative Selling Price** \$695,000 - \$760,000 **Median Unit Price** Year ending March 2020: \$700,500

# **Comparable Properties**



3/13 Bible St ELTHAM 3095 (REI/VG)



Price: \$760,000 Method: Private Sale Date: 20/02/2020 Property Type: Unit Land Size: 380 sqm approx

3/59 Park Rd ELTHAM 3095 (REI/VG)

**2** 2

Agent Comments

Agent Comments



Price: \$721,000 Method: Private Sale Date: 08/02/2020 Property Type: Unit Land Size: 497 sqm approx

**-** 3



9/36 Livingstone Rd ELTHAM 3095 (REI/VG) Agent Comments



2 2

Price: \$691,000 Method: Private Sale Date: 11/12/2019 Property Type: Unit Land Size: 228 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.