Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9/93 Arthur Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,630,000								
Median sale price									
Median price	\$1,250,000	Property Type House			Suburb Eltham				
Period - From	25/01/2022	to	24/01/2023	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 sixmonths 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	1/93 Arthur St ELTHAM 3095	\$2,000,000	10/12/2022
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:

25/01/2023 13:33









Property Type: House (Res) **Land Size:** 400 sqm approx Agent Comments Indicative Selling Price \$1,630,000 Median House Price 25/01/2022 - 24/01/2023: \$1,250,000

Comparable Properties



1/93 Arthur St ELTHAM 3095 (REI)



Price: \$2,000,000 Method: Private Sale Date: 10/12/2022 Property Type: House Land Size: 1206 sqm approx Agent Comments

Same development but a larger home on a larger land holding

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

propertydata



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