

# 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

9/93 Arthur Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$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 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	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



 3  2  2

**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)**

 5  3  2

**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.

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