

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

103 Napoleon Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	27 Hartland Way ELTHAM 3095	\$1,150,000	18/03/2022
2	33 John St ELTHAM 3095	\$1,075,000	21/06/2022
3	10 Swan St ELTHAM 3095	\$1,070,000	30/04/2022

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:

26/07/2022 14:06



Property Type: House
Land Size: 958 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending June 2022: \$1,300,000

Comparable Properties



27 Hartland Way ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 18/03/2022
Property Type: House (Res)
Land Size: 850 sqm approx



33 John St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,075,000
Method: Private Sale
Date: 21/06/2022
Rooms: 8
Property Type: House (Res)
Land Size: 892 sqm approx

Napoleon Street is in superior condition to this home



10 Swan St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,070,000
Method: Auction Sale
Date: 30/04/2022
Property Type: House (Res)
Land Size: 987 sqm approx

Two lot subdivision