

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

41 Bible Street, Eltham Vic 3095

Indicative selling price

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

Range between \$650,000

&

\$690,000

Median sale price

Median price \$940,000

Property Type House

Suburb Eltham

Period - From 01/01/2019

to

31/12/2019

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	9a Gordon Gr MONTMORENCY 3094	\$700,000	12/11/2019
2	108a Pitt St ELTHAM 3095	\$657,000	02/11/2019
3	2/172 Grand Blvd MONTMORENCY 3094	\$655,000	05/10/2019

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:

21/01/2020 15:09



2 1 1

Property Type: House (Res)

Land Size: 261 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$690,000

Median House Price

Year ending December 2019: \$940,000

Comparable Properties



9a Gordon Gr MONTMORENCY 3094 (REI/VG) Agent Comments

3 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 12/11/2019

Property Type: House (Res)

Land Size: 316 sqm approx



108a Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$657,000

Method: Sold Before Auction

Date: 02/11/2019

Property Type: House (Res)

Land Size: 395 sqm approx



2/172 Grand Blvd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 1 1

Price: \$655,000

Method: Auction Sale

Date: 05/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 270 sqm approx