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 24 York Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single price	e \$1,230,000									
Median sale price										
Median price	\$1,182,500	Pro	Property Type House			Suburb	Eltham			
Period - From	01/10/2020	to	30/09/2021	S	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	21 Harlington Av ELTHAM 3095	\$1,234,567	05/11/2021
2	25 Porter St ELTHAM 3095	\$1,220,000	13/10/2021
3	28 Shalbury Av ELTHAM 3095	\$1,200,000	05/08/2021

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:

09/12/2021 12:08



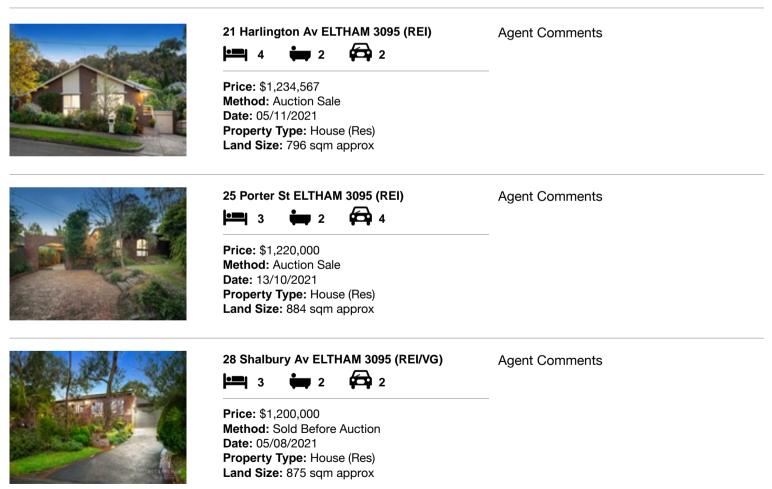






Property Type: House **Land Size:** 768 sqm approx Agent Comments Indicative Selling Price \$1,230,000 Median House Price Year ending September 2021: \$1,182,500

Comparable Properties



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



propertydata

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