

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

24 York Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,230,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Eltham

Period - From

01/10/2020

to

30/09/2021

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	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



3 2 1

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



21 Harlington Av ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,234,567
Method: Auction Sale
Date: 05/11/2021
Property Type: House (Res)
Land Size: 796 sqm approx



25 Porter St ELTHAM 3095 (REI)

Agent Comments

3 2 4

Price: \$1,220,000
Method: Auction Sale
Date: 13/10/2021
Property Type: House (Res)
Land Size: 884 sqm approx



28 Shalbury Av ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 05/08/2021
Property Type: House (Res)
Land Size: 875 sqm approx

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