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

3/47 York Street Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$650,000	&	\$690,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$694,000	Property type		Unit		Suburb	Eltham
Period-from	01 May 2019	to	30 Apr 2	2020	Source		Corelogic

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 6 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	
9/36 Livingstone Road Eltham VIC 3095	\$691,000	11-Dec-19	
3/49 Stanley Avenue Eltham VIC 3095	\$690,000	23-Nov-19	
3/59 Park Road Eltham VIC 3095	\$721,000	08-Feb-20	

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 6 months.

This Statement of Information was prepared on: 27 May 2020



consumer.vic.gov.au

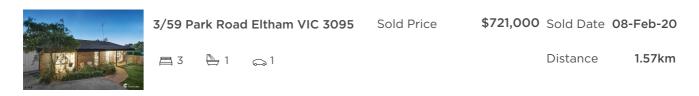
morrison kleeman

Alvy Buffon Auctioneer and Sales

 ${\sf E} \ abuffon@morrisonkleeman.com.au$



	9/36 Livingstone Road Eltham VIC 3095			Sold Price	\$691,000	Sold Date	11-Dec-19
	昌 3	1	<u>⇔</u> 2			Distance	0.93km
Constraints	3/49 St 3095	anley A	venue Eltham VIC	Sold Price	\$690,000	Sold Date	23-Nov-19
	₿3	(1)	<u>⇔</u> 2			Distance	1.22km



RS = Recent sale UN = Undisclosed Sale

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