

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 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



9/36 Livingstone Road Eltham VIC 3095

Sold Price

\$691,000

Sold Date

11-Dec-19

 3  1  2

Distance

0.93km



3/49 Stanley Avenue Eltham VIC 3095

Sold Price

\$690,000

Sold Date

23-Nov-19

 3  1  2

Distance

1.22km



3/59 Park Road Eltham VIC 3095

Sold Price

\$721,000

Sold Date

08-Feb-20

 3  1  1

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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