

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

3/25 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$845,000

Median sale price

Median price

\$790,500

Property Type

Unit

Suburb

Eltham

Period - From

01/04/2021

to

31/03/2022

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	1/48 Beard St ELTHAM 3095	\$881,500	27/05/2022
2	5/91 Bridge St ELTHAM 3095	\$860,000	07/06/2022
3	21 Coolabah Dr ELTHAM 3095	\$855,000	21/02/2022

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:

23/06/2022 12:46

3/25 Livingstone Road, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$845,000

Median Unit Price

Year ending March 2022: \$790,500



Property Type:

Agent Comments

Comparable Properties



1/48 Beard St ELTHAM 3095 (REI)

Agent Comments



Price: \$881,500

Method: Private Sale

Date: 27/05/2022

Property Type: House

Land Size: 478 sqm approx



5/91 Bridge St ELTHAM 3095 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 07/06/2022

Property Type: Townhouse (Single)

Land Size: 190 sqm approx



21 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 21/02/2022

Rooms: 4

Property Type: House (Res)

Land Size: 383 sqm approx

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



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