

## 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

4/31 PRYOR STREET ELTHAM VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,000

Property type

Unit

Suburb

Eltham

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/31 PRYOR STREET ELTHAM VIC 3095	\$632,000	14-Nov-23

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: 15 January 2024

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**3/31 PRYOR STREET ELTHAM VIC 3095**    Sold Price    <sup>RS</sup> **\$632,000**    Sold Date    **14-Nov-23**

 2     1     1    Distance    **0km**

**RS** = Recent sale                      **UN** = Undisclosed Sale

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