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

117 Pitt Street Eltham VIC 3095

Indicative selling price

Period-from

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

Single Price		or ran betwe	~ <u>.</u>	&	\$850,000
Median sale price (*Delete house or unit as ap	olicable)				
Median Price	\$967,000	Property type	House	Suburb	Eltham

31 Oct 2020

Comparable property sales (*Delete A or B below as applicable)

01 Nov 2019

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.

to

Address of comparable property	Price	Date of sale	
118 Pitt Street Eltham VIC 3095	\$855,000	04-Aug-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.

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Source



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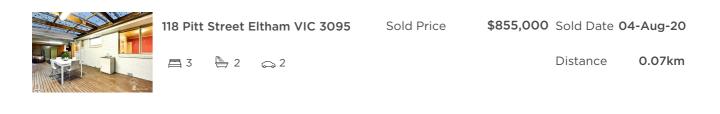
consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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