

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

66 Bible 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

*House

X

*Unit

Suburb

Eltham

Period-from

01 Aug 2018

to

31 Jul 2019

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

98 Arthur Street Eltham VIC 3095	\$900,000	24-Jun-19
119 Arthur Street Eltham VIC 3095	\$925,000	08-Apr-19
33 Harlington Avenue Eltham VIC 3095	\$935,000	26-Apr-19

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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98 Arthur Street Eltham VIC 3095

Sold Price

^{RS} **\$900,000** ^{UN}

Sold Date

24-Jun-19

4 3 2

Distance

0.6km



119 Arthur Street Eltham VIC 3095

Sold Price

\$925,000

Sold Date

08-Apr-19

4 2 2

Distance

0.8km



33 Harlington Avenue Eltham VIC 3095

Sold Price

\$935,000

Sold Date

26-Apr-19

4 2 2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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