

## 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

119 Arthur Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$925,000

#### Median sale price

Median price \$890,000

House

X

Unit

Suburb Eltham

Period - From 01/10/2018

to

31/12/2018

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	116 Napoleon St ELTHAM 3095	\$960,500	27/03/2019
2	1 Delmuir CI ELTHAM 3095	\$921,000	13/02/2019
3	21 Beard St ELTHAM 3095	\$920,000	28/02/2019

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.



**Rooms:** 6

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 864 sqm approx

Agent Comments

## Comparable Properties



**116 Napoleon St ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$960,500

**Method:** Private Sale

**Date:** 27/03/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 793 sqm approx



**1 Delmuir Ct ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$921,000

**Method:** Private Sale

**Date:** 13/02/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 785 sqm approx



**21 Beard St ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$920,000

**Method:** Expression of Interest

**Date:** 28/02/2019

**Rooms:** 9

**Property Type:** House

**Land Size:** 814 sqm approx