

Aaron Yeats 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

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

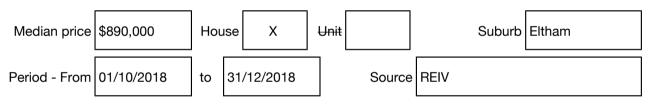
119 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Single price \$925,000

Median sale price



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: 6 Property Type: House (Previously Occupied - Detached) Land Size: 864 sqm approx Agent Comments 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

Indicative Selling Price \$925,000 Median House Price December quarter 2018: \$890,000

Comparable Properties

116 Napoleon St ELTHAM 3095 (REI) 4 2 2 2 Price: \$960,500 Method: Private Sale Date: 27/03/2019 Rooms: - Property Type: House Land Size: 793 sqm approx	Agent Comments
1 Delmuir CI ELTHAM 3095 (REI) 4 2 2 2 Price: \$921,000 Method: Private Sale Date: 13/02/2019 Rooms: - Property Type: House Land Size: 785 sqm approx	Agent Comments
21 Beard St ELTHAM 3095 (REI/VG) 5 3 2 Price: \$920,000 Method: Expression of Interest Date: 28/02/2019 Rooms: 9 Property Type: House Land Size: 814 sqm approx	Agent Comments

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