

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

3/91a Arthur Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,580,000

&

\$1,680,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Eltham

Period - From 01/01/2021

to 31/12/2021

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	2/84 Bible St, Eltham, Vic 3095, Australia	\$1,455,000	06/10/2021
2	1/84 Bible St, Eltham, Vic 3095, Australia	\$1,535,000	13/11/2021
3	150 Franklin St ELTHAM 3095	\$1,660,000	22/10/2021

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.~~

This Statement of Information was prepared on:

29/03/2022 12:57



 4  2  2

Property Type: House
Land Size: 481 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median House Price
Year ending December 2021: \$1,250,000

Comparable Properties

2/84 Bible St, Eltham, Vic 3095, Australia (REI) **Agent Comments**

 4  3  2

Price: \$1,455,000
Method:
Date: 06/10/2021
Property Type: House

1/84 Bible St, Eltham, Vic 3095, Australia (REI) **Agent Comments**

 4  3  2

Price: \$1,535,000
Method:
Date: 13/11/2021
Property Type: House



150 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,660,000
Method: Private Sale
Date: 22/10/2021
Property Type: House
Land Size: 556 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192