

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

2/15 Luck Street, Eltham Vic 3095

Indicative selling price

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

Range between \$860,000

&

\$930,000

Median sale price

Median price \$857,500

Property Type Townhouse

Suburb Eltham

Period - From 02/05/2021

to

01/05/2022

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	3/44 Livingstone Rd ELTHAM 3095	\$985,400	19/02/2022
2	6/1342 Main Rd ELTHAM 3095	\$942,000	27/11/2021
3	1/72 Bridge St ELTHAM 3095	\$850,000	25/11/2021

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:

02/05/2022 14:30

2/15 Luck Street, Eltham Vic 3095



Property Type:
Agent Comments

Indicative Selling Price
\$860,000 - \$930,000
Median Townhouse Price
02/05/2021 - 01/05/2022: \$857,500

Comparable Properties



3/44 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$985,400
Method: Private Sale
Date: 19/02/2022
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 291 sqm approx



6/1342 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$942,000
Method: Auction Sale
Date: 27/11/2021
Property Type: Unit



1/72 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 25/11/2021
Property Type: Townhouse (Res)
Land Size: 204 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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