## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/7 Walsh Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	e \$969,000						
Median sale price							
Median price	\$1,295,000	Property Type House			Suburb Eltham		
Period - From	01/07/2021	to	30/09/2021	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 sixmonths 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		
3		

#### OR

**B**<sup>\*</sup> 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:

11/11/2021 11:03









Property Type: Townhouse (Single) Land Size: 251 sqm approx Agent Comments Indicative Selling Price \$969,000 Median House Price September quarter 2021: \$1,295,000

# **Comparable Properties**

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.

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





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