

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

1/10 SOUTER STREET ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,000

Property type

Unit

Suburb

Eltham

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

5 MONARCH RIDGE LOWER PLENTY VIC 3093	\$830,000	24-Oct-23
4/77 DALTON STREET ELTHAM VIC 3095	\$850,000	20-Nov-23
3/78 FRANKLIN STREET ELTHAM VIC 3095	\$696,000	01-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 25 January 2024

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**5 MONARCH RIDGE LOWER
PLENTY VIC 3093**

 3  2  1

Sold Price ^{RS} **\$830,000** Sold Date **24-Oct-23**

Distance **0.34km**



**4/77 DALTON STREET ELTHAM
VIC 3095**

 3  1  2

Sold Price ^{RS} **\$850,000** Sold Date **20-Nov-23**

Distance **1.12km**



**3/78 FRANKLIN STREET ELTHAM
VIC 3095**

 2  1  2

Sold Price **\$696,000** Sold Date **01-Aug-23**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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