

# 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

1/25 Cecil Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000 & \$700,000

### Median sale price

Median price \$878,000 Property Type Townhouse Suburb Eltham

Period - From 03/08/2022 to 02/08/2023 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	15/28 Livingstone Rd ELTHAM 3095	\$700,000	17/05/2023
2	3/78 Franklin St ELTHAM 3095	\$696,000	02/08/2023
3	4/1135 Main Rd ELTHAM 3095	\$675,000	23/05/2023

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:

03/08/2023 11:24

1/25 Cecil Street, Eltham Vic 3095

**Jellis  
Craig**

John Le Gros

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**Indicative Selling Price**

\$650,000 - \$700,000

**Median Townhouse Price**

03/08/2022 - 02/08/2023: \$878,000



2   1   1

**Property Type:** Townhouse  
(Single)

**Land Size:** 200 sqm approx

Agent Comments

## Comparable Properties



**15/28 Livingstone Rd ELTHAM 3095 (REI)**

Agent Comments

2   1   1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 17/05/2023

**Property Type:** Townhouse (Single)

**Land Size:** 102 sqm approx



**3/78 Franklin St ELTHAM 3095 (REI)**

Agent Comments

2   1   2

**Price:** \$696,000

**Method:** Private Sale

**Date:** 02/08/2023

**Property Type:** Unit



**4/1135 Main Rd ELTHAM 3095 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 23/05/2023

**Rooms:** 4

**Property Type:** Unit

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



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