

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

1/31 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Eltham

Period - From 01/01/2020

to 31/12/2020

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	111 Brougham St ELTHAM 3095	\$940,000	04/12/2020
2	6 Bible St ELTHAM 3095	\$919,000	07/10/2020
3	84 Brougham St ELTHAM 3095	\$860,000	19/10/2020

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:

20/01/2021 13:57



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median House Price

Year ending December 2020: \$1,050,000

Comparable Properties



111 Brougham St ELTHAM 3095 (REI)

Agent Comments

3 3 2

Price: \$940,000

Method: Private Sale

Date: 04/12/2020

Property Type: House

Land Size: 332 sqm approx



6 Bible St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$919,000

Method: Private Sale

Date: 07/10/2020

Property Type: House (Res)

Land Size: 536 sqm approx



84 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 -

Price: \$860,000

Method: Private Sale

Date: 19/10/2020

Rooms: 4

Property Type: House (Res)

Land Size: 586 sqm approx