

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

3/22 Silver Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Eltham

Period - From

14/08/2023

to

13/08/2024

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	14/101 Rattray Rd MONTMORENCY 3094	\$750,000	22/05/2024
2	1/69 Bible St ELTHAM 3095	\$731,000	27/03/2024
3	4/10 Taylor St ELTHAM 3095	\$740,000	22/02/2024

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:

14/08/2024 09:49



3
 1
 2

Property Type: House
Land Size: 244 sqm approx
Agent Comments

Indicative Selling Price

\$720,000

Median Unit Price

14/08/2023 - 13/08/2024: \$740,000

Comparable Properties



14/101 Rattray Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3
 2
 3

Price: \$750,000
Method: Private Sale
Date: 22/05/2024
Rooms: 8
Property Type: Unit



1/69 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

2
 1
 2

Price: \$731,000
Method: Private Sale
Date: 27/03/2024
Property Type: Townhouse (Single)
Land Size: 233 sqm approx



4/10 Taylor St ELTHAM 3095 (VG)

Agent Comments

2
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Price: \$740,000
Method: Sale
Date: 22/02/2024
Property Type: Flat/Unit/Apartment (Res)

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