## 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 2/54 Metery Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$750,000		&		\$825,000				
Median sale price									
Median price	\$1,295,000	Pro	Property Type		House		Suburb	Eltham	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	79 Brougham St ELTHAM 3095	\$880,000	16/09/2023
2	10 Godalmin St ELTHAM 3095	\$795,000	24/10/2023
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:

06/11/2023 10:06









**Property Type:** Strata Unit/Flat **Land Size:** 732 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median House Price September quarter 2023: \$1,295,000

# **Comparable Properties**

79 Brougham St ELTHAM 3095 (REI) 3 1 1 1 Price: \$880,000 Method: Private Sale Date: 16/09/2023 Property Type: House Land Size: 771 sqm approx	Agent Comments
10 Godalmin St ELTHAM 3095 (REI) 3 1 2 Price: \$795,000 Method: Private Sale Date: 24/10/2023 Property Type: House Land Size: 919 sqm approx	Agent Comments

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 - Barry Plant | P: (03) 9431 1243

propertydata



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