

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

1/60 BEARD 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Eltham

Period-from

01 Apr 2023

to

31 Mar 2024

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

6/30-34 STANLEY AVENUE ELTHAM VIC 3095	\$762,000	27-Apr-24
6/1 COOLABAH DRIVE ELTHAM VIC 3095	\$760,000	21-Mar-24
6/15 COLEMAN CRESCENT ELTHAM VIC 3095	\$790,000	16-Apr-24

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: 29 April 2024

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**6/30-34 STANLEY AVENUE
ELTHAM VIC 3095**

 2  1  1

Sold Price

^{RS}

\$762,000

Sold Date

27-Apr-24

Distance

0.61km



**6/1 COOLABAH DRIVE ELTHAM
VIC 3095**

 3  1  2

Sold Price

^{RS}

\$760,000

Sold Date

21-Mar-24

Distance

0.61km



**6/15 COLEMAN CRESCENT
ELTHAM VIC 3095**

 3  2  2

Sold Price

^{RS}

\$790,000

Sold Date

16-Apr-24

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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