## 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 6 Helene Street, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	l/underquo	ting		
Single pric	e \$1,340,000							
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	House			Suburb	Eltham
Period - From	22/07/2021	to	21/07/2022		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	17 Frank St ELTHAM 3095	\$1,350,000	31/01/2022
2	49 Kalbar Rd ELTHAM 3095	\$1,345,000	10/02/2022
3	22 Lilian Pde ELTHAM 3095	\$1,300,000	17/06/2022

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:

22/07/2022 15:48





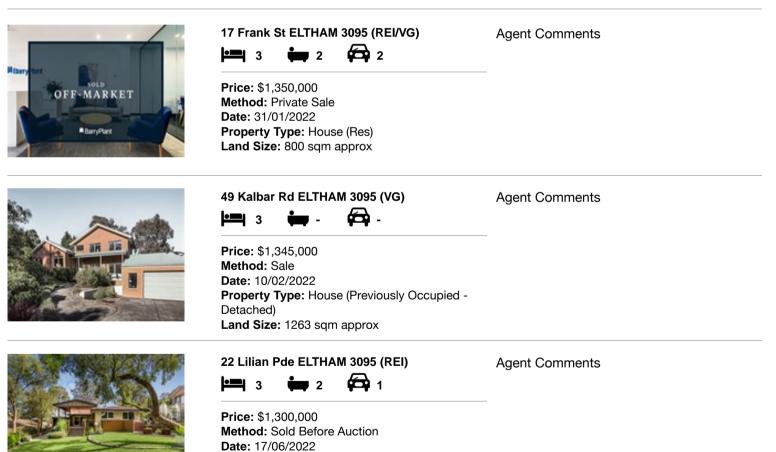
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: House Land Size: 917 sqm approx Agent Comments Indicative Selling Price \$1,340,000 Median House Price 22/07/2021 - 21/07/2022: \$1,300,000

# **Comparable Properties**



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Property Type: House (Res) Land Size: 955 sqm approx

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