

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

8 Bird Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$980,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Eltham

Period - From

01/10/2020

to

30/09/2021

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	6B Swan St ELTHAM 3095	\$975,000	15/11/2021
2			
3			

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:

13/12/2021 17:11



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Property Type: House (Res)

Land Size: 332 sqm approx

Agent Comments

Indicative Selling Price

\$980,000

Median House Price

Year ending September 2021: \$1,182,500

Comparable Properties



6B Swan St ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$975,000

Method: Private Sale

Date: 15/11/2021

Property Type: House (Res)

Land Size: 516 sqm approx

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.