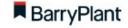
Statement of Information

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 38 Porter Street, Eltham Vic 3095												
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$1,300,000					&		\$1,400,000					
Median sale price												
Median price \$1,070,000		000	Property Type Ho		Hous	ise		Suburb	Eltham			
Period - From 01/07/2020			020	to	30/09/2020		Sc	ource	rce 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									F	Price	Date of sale	
1												
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:									on:	14/01/2021 11:05		









Property Type: House Land Size: 699.568 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price September quarter 2020: \$1,070,000

Comparable Properties

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



