

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

2/39 Henry Street, Eltham Vic 3095

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$905,000 Property Type House Suburb Eltham

Period - From 01/10/2018 to 30/09/2019 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 | 6 Vine St ELTHAM 3095 | \$890,000 | 31/05/2019 |
| 2 | 55 Frank St ELTHAM 3095 | \$851,000 | 25/06/2019 |
| 3 | 11 Harman Av ELTHAM 3095 | \$838,000 | 24/05/2019 |

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:

22/10/2019 11:48



3 2 2

Property Type: House
Land Size: 507 sqm approx
Agent Comments

Indicative Selling Price

\$820,000 - \$880,000

Median House Price

Year ending September 2019: \$905,000

Comparable Properties



6 Vine St ELTHAM 3095 (REI)

Agent Comments

3 2 -

Price: \$890,000
Method: Sold Before Auction
Date: 31/05/2019
Property Type: House (Res)
Land Size: 781 sqm approx



55 Frank St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$851,000
Method: Private Sale
Date: 25/06/2019
Property Type: House
Land Size: 815 sqm approx



11 Harman Av ELTHAM 3095 (REI)

Agent Comments

6 3 2

Price: \$838,000
Method: Private Sale
Date: 24/05/2019
Property Type: House
Land Size: 791 sqm approx