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

1/23 Diamond Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,150,000								
Median sale price									
Median price	\$820,000	Pro	operty Type Tow	vnhouse	Suburb	Eltham			
Period - From	05/07/2020	to	04/07/2021	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 sixmonths 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	15 Grey St ELTHAM 3095	\$1,250,000	04/02/2021
2	2/7 Reichelt Av MONTMORENCY 3094	\$1,050,000	23/01/2021
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:

05/07/2021 10:16



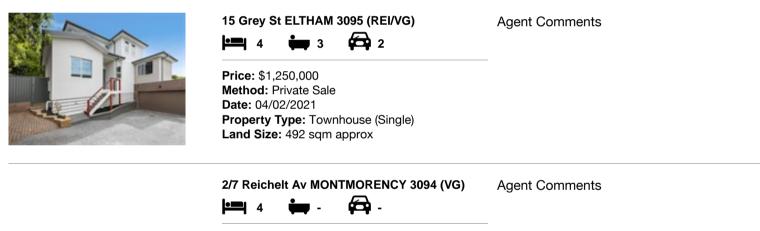






Property Type: Agent Comments Indicative Selling Price \$1,150,000 Median Townhouse Price 05/07/2020 - 04/07/2021: \$820,000

Comparable Properties



Price: \$1,050,000 Method: Sale Date: 23/01/2021 Property Type: Flat/Unit/Apartment (Res)

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.