

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

\$1,150,000

Median sale price

Median price

\$820,000

Property Type

Townhouse

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 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	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



15 Grey St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 04/02/2021
Property Type: Townhouse (Single)
Land Size: 492 sqm approx

2/7 Reichelt Av MONTMORENCY 3094 (VG)

Agent Comments



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.