

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

58 York Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,320,000 Property Type House Suburb Eltham

Period - From 01/10/2021 to 31/12/2021 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	30 Shalbury Av ELTHAM 3095	\$1,250,000	05/03/2022
2	24 York St ELTHAM 3095	\$1,230,000	20/12/2021
3	44 Silver St ELTHAM 3095	\$1,190,000	30/11/2021

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:

31/03/2022 08:28

58 York Street, Eltham Vic 3095



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
December quarter 2021: \$1,320,000

Comparable Properties



30 Shalbury Av ELTHAM 3095 (REI)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 898 sqm approx



24 York St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Private Sale
Date: 20/12/2021
Property Type: House
Land Size: 768 sqm approx



44 Silver St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 30/11/2021
Property Type: House (Res)
Land Size: 1027 sqm approx

Account - Ray White Eltham | P: 03 9431 3425



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