

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

3/102 Pitt Street, Eltham Vic 3095

Indicative selling price

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

Range between \$650,000 & \$710,000

Median sale price

Median price \$782,500 Property Type Unit Suburb Eltham

Period - From 01/01/2020 to 31/03/2020 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	11/91 Bridge St ELTHAM 3095	\$697,000	10/12/2019
2	9/36 Livingstone Rd ELTHAM 3095	\$691,000	11/12/2019
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:

04/06/2020 10:44



 3  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$650,000 - \$710,000

Median Unit Price

March quarter 2020: \$782,500

Comparable Properties



11/91 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  1

Price: \$697,000

Method: Private Sale

Date: 10/12/2019

Rooms: 5

Property Type: House (Res)



9/36 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$691,000

Method: Private Sale

Date: 11/12/2019

Property Type: Unit

Land Size: 228 sqm approx

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.