# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/28 Arthur Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$710,000								
Median sale price									
Median price	\$745,000	Pro	operty Type Unit	t	Suburb	Eltham			
Period - From	01/07/2020	to	30/06/2021	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.

Add	dress of comparable property	Price	Date of sale
1	2/28 Arthur St ELTHAM 3095	\$675,000	02/07/2021
2	6/28 Arthur St ELTHAM 3095	\$710,000	01/07/2021
3	5/28 Arthur St ELTHAM 3095	\$710,000	30/06/2021

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:

19/07/2021 11:18









Property Type: Townhouse Agent Comments Indicative Selling Price \$710,000 Median Unit Price Year ending June 2021: \$745,000

# **Comparable Properties**



2/28 Arthur St ELTHAM 3095 (REI)



Price: \$675,000 Method: Private Sale Date: 02/07/2021 Property Type: Townhouse (Single) Agent Comments

Agent Comments



6/28 Arthur St ELTHAM 3095 (REI)



Price: \$710,000 Method: Private Sale Date: 01/07/2021 Property Type: Townhouse (Single)



5/28 Arthur St ELTHAM 3095 (REI)



Price: \$710,000 Method: Private Sale Date: 30/06/2021 Property Type: Townhouse (Single) Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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.