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

1/26 Bible Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$680,000								
Median sale price									
Median price	\$720,000	Pro	operty Type Unit	:	Suburb Eltham				
Period - From	02/12/2023	to	01/12/2024	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	lress of comparable property	Price	Date of sale
1	2/77 Brougham St ELTHAM 3095	\$692,500	22/10/2024
2	3/194 Pitt St ELTHAM 3095	\$700,000	27/08/2024
3	3/5-7 Luck St ELTHAM 3095	\$650,000	21/06/2024

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:

02/12/2024 10:20









Property Type: Unit Land Size: 219 sqm approx Agent Comments Indicative Selling Price \$680,000 Median Unit Price 02/12/2023 - 01/12/2024: \$720,000

Comparable Properties

	2/77 Brougham St ELTHAM 3095 (REI/VG) 2 1 2 2 Price: \$692,500 Method: Private Sale Date: 22/10/2024 Property Type: Unit	Agent Comments
	3/194 Pitt St ELTHAM 3095 (REI/VG) 2 1 2 1 Price: \$700,000 Method: Private Sale Date: 27/08/2024 Rooms: 4 Property Type: Unit	Agent Comments
Sold	3/5-7 Luck St ELTHAM 3095 (REI) 2 1 2 2 Price: \$650,000 Method: Private Sale Date: 21/06/2024 Property Type: Unit	Agent Comments

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