

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 \$680,000

Median sale price

Median price \$720,000

Property 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.

	Address 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



2
 1
 1

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)

Agent Comments

2
 1
 2

Price: \$692,500
Method: Private Sale
Date: 22/10/2024
Property Type: Unit

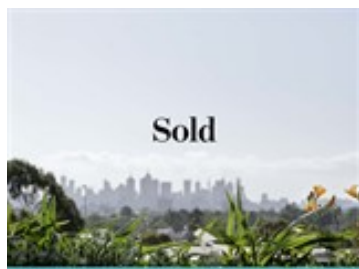


3/194 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

2
 1
 1

Price: \$700,000
Method: Private Sale
Date: 27/08/2024
Rooms: 4
Property Type: Unit



3/5-7 Luck St ELTHAM 3095 (REI)

Agent Comments

2
 1
 2

Price: \$650,000
Method: Private Sale
Date: 21/06/2024
Property Type: Unit

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