

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

45 Andrews Street, Eltham Vic 3095

Indicative selling price

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

Range between \$770,000 & \$830,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Eltham

Period - From 01/01/2020 to 31/12/2020 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	117 Pitt St ELTHAM 3095	\$850,000	20/11/2020
2	89 Railway Pde ELTHAM 3095	\$831,000	25/01/2021
3	13 Grey St ELTHAM 3095	\$830,000	23/12/2020

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:

25/02/2021 10:16



Property Type: House (Previously Occupied - Detached)
Land Size: 925 sqm approx
Agent Comments

Indicative Selling Price
\$770,000 - \$830,000
Median House Price
Year ending December 2020: \$1,050,000

Comparable Properties



117 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 20/11/2020
Rooms: 6
Property Type: House (Res)
Land Size: 622 sqm approx



89 Railway Pde ELTHAM 3095 (REI)

Agent Comments



Price: \$831,000
Method: Private Sale
Date: 25/01/2021
Property Type: House (Res)
Land Size: 901 sqm approx



13 Grey St ELTHAM 3095 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 23/12/2020
Property Type: House (Res)
Land Size: 856 sqm approx