## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$770,000		&		\$830,000			
Median sale pr	rice							
Median price	\$1,050,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress 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





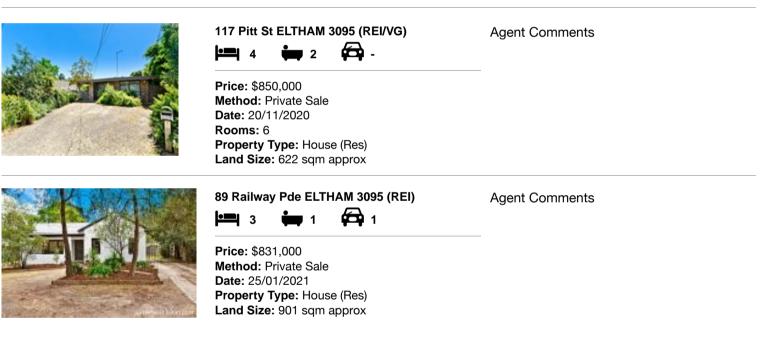




Property Type: House (Previously Occupied - Detached) Land Size: 925 sqm approx Agent Comments

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

# **Comparable Properties**





13 Grey St ELTHAM 3095 (REI) **2** 



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

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.