

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

1/12 Sheffield Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$780,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Eltham

Period - From

11/07/2023

to

10/07/2024

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	1/60 Beard St ELTHAM 3095	\$840,000	14/05/2024
2	64 Livingstone Rd ELTHAM 3095	\$807,000	08/06/2024
3			

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:

11/07/2024 10:02



 3  1  2

Property Type: House
Land Size: 421 sqm approx
Agent Comments

Indicative Selling Price

\$780,000

Median House Price

11/07/2023 - 10/07/2024: \$1,270,000

Comparable Properties



1/60 Beard St ELTHAM 3095 (REI)

Agent Comments

 3  1  3

Price: \$840,000
Method: Private Sale
Date: 14/05/2024
Property Type: Unit
Land Size: 333 sqm approx



64 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$807,000
Method: Auction Sale
Date: 08/06/2024
Property Type: House
Land Size: 516 sqm approx

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.

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