

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

108a Pitt Street, Eltham Vic 3095

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$703,000 Property Type Unit Suburb Eltham

Period - From 01/07/2019 to 30/09/2019 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	1/1 Bellevue Rd ELTHAM 3095	\$640,000	20/08/2019
2	4/47 York St ELTHAM 3095	\$630,000	10/07/2019
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: 30/10/2019 12:37

108a Pitt Street, Eltham Vic 3095

**Jellis
Craig**

Chris Chapman

0421 736 592

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3 -

Property Type: House (Res)

Land Size: 394 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$640,000

Median Unit Price

September quarter 2019: \$703,000

Comparable Properties



1/1 Bellevue Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 1

Price: \$640,000

Method: Private Sale

Date: 20/08/2019

Property Type: Unit

Land Size: 358 sqm approx

4/47 York St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$630,000

Method: Private Sale

Date: 10/07/2019

Property Type: Unit

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.

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.