

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

3/15 Grove Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$1,295,000

Property Type House

Suburb Eltham

Period - From 01/07/2023

to

30/09/2023

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	5/36 Beard St ELTHAM 3095	\$850,000	30/11/2023
2	3/34 Batman Rd ELTHAM 3095	\$850,000	19/10/2023
3	8/72 Bridge St ELTHAM 3095	\$810,000	02/07/2023

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:

07/12/2023 14:16



3 2 2

Property Type: Townhouse

Land Size: 189 sqm approx

Agent Comments

Automatic garage

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

September quarter 2023: \$1,295,000

Comparable Properties



5/36 Beard St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$850,000

Method: Private Sale

Date: 30/11/2023

Property Type: Unit

Land Size: 409 sqm approx



3/34 Batman Rd ELTHAM 3095 (REI)

Agent Comments

3 2 1

Price: \$850,000

Method: Private Sale

Date: 19/10/2023

Property Type: Unit

Land Size: 266 sqm approx



8/72 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$810,000

Method: Private Sale

Date: 02/07/2023

Property Type: Townhouse (Single)

Land Size: 183 sqm approx

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