Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	99 Napoleon Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000	Range between	\$1,190,000	&	\$1,290,000
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Median sale price

Median price	\$1,230,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/07/2024	to	30/09/2024		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

	areas or comparable property	1 1100	Date of Sale
1	22 Beard St ELTHAM 3095	\$1,325,000	06/08/2024
2	74 Buena Vista Dr MONTMORENCY 3094	\$1,310,000	03/08/2024
3	63 Henry St ELTHAM 3095	\$1,145,000	20/06/2024

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:	04/11/2024 12:52



Date of sale



Indicative Selling Price



Property Type: House Land Size: 636 sqm approx **Agent Comments**

\$1,190,000 - \$1,290,000 **Median House Price** September quarter 2024: \$1,230,000

Comparable Properties



22 Beard St ELTHAM 3095 (REI)



Price: \$1,325,000 Method: Private Sale Date: 06/08/2024

Rooms: 7

Property Type: House (Res) Land Size: 794 sqm approx

Agent Comments



74 Buena Vista Dr MONTMORENCY 3094

(REI/VG)





Price: \$1,310,000 Method: Private Sale Date: 03/08/2024 Property Type: House Land Size: 685 sqm approx **Agent Comments**



63 Henry St ELTHAM 3095 (REI/VG)





Price: \$1,145,000

Method: Private Sale Date: 20/06/2024 Property Type: House Land Size: 485 sqm approx **Agent Comments**

Account - Barry Plant | P: (03) 9431 1243





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