

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

99 Napoleon Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$1,190,000

&

\$1,290,000

Median sale price

Median price

\$1,230,000

Property 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	Price	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



3 2 2

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

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

Comparable Properties



22 Beard St ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$1,325,000
Method: Private Sale
Date: 06/08/2024
Rooms: 7
Property Type: House (Res)
Land Size: 794 sqm approx



74 Buena Vista Dr MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 1

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



63 Henry St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 1

Price: \$1,145,000
Method: Private Sale
Date: 20/06/2024
Property Type: House
Land Size: 485 sqm approx

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