# 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

136 Pitt Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,150,000		&		\$1,250,000				
Median sale price									
Median price	\$996,250	Pro	Property Type Hou		ISE		Suburb	Eltham	
Period - From	01/10/2019	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Elsa Ct ELTHAM 3095	\$1,299,000	28/11/2020
2	8 Mulberry Ct ELTHAM 3095	\$1,205,000	10/07/2020
3	3 Abbey Mews ELTHAM 3095	\$1,200,000	20/10/2020

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.

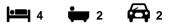
This Statement of Information was prepared on:

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Property Type: House Land Size: 793 sqm approx Agent Comments Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price Year ending September 2020: \$996,250

# **Comparable Properties**

3 Elsa Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,299,000 Method: Auction Sale Date: 28/11/2020 Property Type: House (Res) Land Size: 686 sqm approx	Agent Comments
8 Mulberry Ct ELTHAM 3095 (REI/VG) 5 2 2 Price: \$1,205,000 Method: Private Sale Date: 10/07/2020 Property Type: House Land Size: 1144 sqm approx	Agent Comments
3 Abbey Mews ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,200,000 Method: Private Sale Date: 20/10/2020 Property Type: House Land Size: 1032 sqm approx	Agent Comments

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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.