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

1/12 Sheffield Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$720,000		&		\$780,000				
Median sale p	rice								
Median price	\$1,292,500	Pro	operty Type	Hou	se		Suburb	Eltham	
Period - From	19/06/2023	to	18/06/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	1/60 Beard St ELTHAM 3095	\$840,000	14/05/2024
2	64 Livingstone Rd ELTHAM 3095	\$807,000	08/06/2024
3	1/42 John St ELTHAM 3095	\$800,000	02/02/2024

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:

19/06/2024 11:27









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$720,000 - \$780,000 Median House Price 19/06/2023 - 18/06/2024: \$1,292,500

Comparable Properties



Price: \$840,000 Method: Private Sale Date: 14/05/2024 Property Type: Unit Land Size: 333 sqm approx

Agent Comments

Smaller land at Beard St however had been fully styled and presented for sale



64 Livingstone Rd ELTHAM 3095 (REI)

1/42 John St ELTHAM 3095 (REI/VG)



Price: \$807,000 Method: Auction Sale Date: 08/06/2024 Property Type: House Land Size: 516 sqm approx

Agent Comments

Sold by auction - had been mostly renovated and landscaped



Price: \$800,000 Method: Private Sale Date: 02/02/2024 Property Type: Unit

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Agent Comments

Sold earlier this year - purchaser of this unit (1) also purchased the rear home behind (2/42 John St)

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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