Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 141 Arthur Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	Range between \$1,280,000		&		\$1,360,000				
Median sale price									
Median price	\$1,210,000	Pro	Property Type Hous		se s		Suburb	Eltham	
Period - From	03/11/2022	to	02/11/2023		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.

Address of comparable property		Price	Date of sale
1	12 Wynton Ct ELTHAM 3095	\$1,435,000	16/09/2023
2	11 Jelbart Ct ELTHAM 3095	\$1,410,000	16/08/2023
3	24 Glenister Dr ELTHAM 3095	\$1,350,000	14/10/2023

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:

03/11/2023 14:29









Property Type: House (Res) Land Size: 965 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,360,000 Median House Price 03/11/2022 - 02/11/2023: \$1,210,000

Comparable Properties

12 Wynton Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,435,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 874 sqm approx	Agent Comments
11 Jelbart Ct ELTHAM 3095 (REI) 3 2 2 2 Price: \$1,410,000 Method: Sold Before Auction Date: 16/08/2023 Property Type: House (Res) Land Size: 850 sqm approx	Agent Comments
24 Glenister Dr ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,350,000 Method: Auction Sale Date: 14/10/2023 Rooms: 7 Property Type: House (Res) Land Size: 797 sqm approx	Agent Comments

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