

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

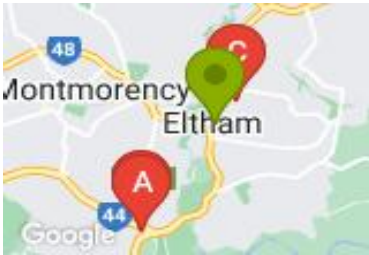
15/72 BRIDGE STREET, ELTHAM, VIC 3095  3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingSingle Price: **\$780,000**

Provided by: Narelle King , Ray White Diamond Creek

MEDIAN SALE PRICE



ELTHAM, VIC, 3095

Suburb Median Sale Price (Unit)

\$855,000

01 June 2022 to 31 August 2022

Provided by: 

COMPARABLE PROPERTIES

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.

5 MONARCH RDGE, LOWER PLENTY, VIC 3093  3  2  1

Sale Price

***\$830,000**

Sale Date: 24/10/2023

Distance from Property: 1.8km

19 MONARCH RDGE, LOWER PLENTY, VIC  3  2  2

Sale Price

\$828,500

Sale Date: 22/07/2023

Distance from Property: 1.8km

2/20 DUDLEY ST, ELTHAM, VIC 3095  3  1  2

Sale Price

\$775,000

Sale Date: 17/07/2023

Distance from Property: 428m

This report has been compiled on 20/12/2023 by Ray White Diamond Creek. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

15/72 BRIDGE STREET, ELTHAM, VIC 3095

Indicative selling price

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

Single Price: \$780,000

Median sale price

Median price

\$855,000

Property type

Unit

Suburb

ELTHAM

Period

01 June 2022 to 31 August 2022

Source



Comparable property sales

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

5 MONARCH RDGE, LOWER PLENTY, VIC 3093	*\$830,000	24/10/2023
19 MONARCH RDGE, LOWER PLENTY, VIC 3093	\$828,500	22/07/2023
2/20 DUDLEY ST, ELTHAM, VIC 3095	\$775,000	17/07/2023

This Statement of Information was prepared

20/12/2023