Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIOPCILY	Ullelea	101	Jaic

Address	22/43 Railway Parade, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$520,000	&	\$540,000
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Median sale price

Median price	\$750,000	Pro	perty Type	Jnit		Suburb	Eltham
Period - From	01/01/2023	to	31/03/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

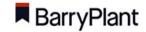
Address of comparable property		Price	Date of sale
1	11/43 Railway Pde ELTHAM 3095	\$575,000	10/01/2023
2	13/43 Railway Pde ELTHAM 3095	\$565,000	22/05/2023
3			

OR

В* 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:	13/06/2023 11:46









Indicative Selling Price \$520,000 - \$540,000 **Median Unit Price** March quarter 2023: \$750,000

Comparable Properties



11/43 Railway Pde ELTHAM 3095 (REI/VG)

Agent Comments

Price: \$575,000 Method: Private Sale Date: 10/01/2023 Property Type: Unit



13/43 Railway Pde ELTHAM 3095 (REI)

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Price: \$565,000 Method: Private Sale

Date: 22/05/2023 Property Type: Unit Agent Comments

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.

Account - Barry Plant | P: 03 9842 8888



