

## 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

22 BEARD STREET ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,275,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,243,750

Property type

House

Suburb

Eltham

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

### 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 6 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

13 CALTOWIE COURT RESEARCH VIC 3095	\$1,391,337	30-Jan-24
8 CULGOA COURT ELTHAM VIC 3095	\$1,315,000	25-Jan-24
11 PEPPERMINT GROVE ELTHAM VIC 3095	\$1,310,000	22-May-24

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 6 months.~~

This Statement of Information was prepared on: 08 July 2024

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**13 CALTOWIE COURT RESEARCH  
VIC 3095**

4 2 2

Sold Price

**\$1,391,337**

Sold Date

**30-Jan-24**

Distance

**1.85km**



**8 CULGOA COURT ELTHAM VIC  
3095**

4 2 3

Sold Price

**\$1,315,000**

Sold Date

**25-Jan-24**

Distance

**0.12km**



**11 PEPPERMINT GROVE ELTHAM  
VIC 3095**

3 2 2

Sold Price

<sup>RS</sup> **\$1,310,000**

Sold Date

**22-May-24**

Distance

**0.93km**

RS = Recent sale

UN = Undisclosed Sale

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