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 3/22 Silver Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$720,000		&		\$790,000				
Median sale price									
Median price	\$726,400	Pro	operty Type	Unit			Suburb	Eltham	
Period - From	01/04/2023	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	1/42 John St ELTHAM 3095	\$800,000	02/02/2024
2	1/10 Souter St ELTHAM 3095	\$780,000	06/02/2024
3	6/1 Coolabah Dr ELTHAM 3095	\$760,000	21/03/2024

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:

06/05/2024 11:13









Rooms: 4 Property Type: Unit Land Size: 244 sqm approx Agent Comments Indicative Selling Price \$720,000 - \$790,000 Median Unit Price Year ending March 2024: \$726,400

Comparable Properties

	1/42 John St ELTHAM 3095 (REI/VG) Image: 1 Image: 2 Price: \$800,000 Method: Private Sale Date: 02/02/2024 Property Type: Unit	Agent Comments
	1/10 Souter St ELTHAM 3095 (REI) 3 1 1 1 Price: \$780,000 Method: Private Sale Date: 06/02/2024 Property Type: Unit	Agent Comments
Prdham	6/1 Coolabah Dr ELTHAM 3095 (REI) 3 1 2 Price: \$760,000 Method: Private Sale Date: 21/03/2024 Property Type: Unit Land Size: 342 sqm approx	Agent Comments

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propertydata

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