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 4/21 Cecil Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$670,000		&		\$710,000			
Median sale pi	rice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/10/2022	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	1/25 Cecil St ELTHAM 3095	\$710,000	26/08/2023
2	3/78 Franklin St ELTHAM 3095	\$696,000	31/07/2023
3	10/39-41 Arthur St ELTHAM 3095	\$685,000	03/10/2023

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:

18/10/2023 11:07



4/21 Cecil Street, Eltham Vic 3095







Rooms: 3 Property Type: Unit Land Size: 200 sqm approx Agent Comments

Steve Schumann 03 9431 1222 0409 581 190 steveschumann@jelliscraig.com.au

Indicative Selling Price \$670,000 - \$710,000 **Median Unit Price** Year ending September 2023: \$745,000

Comparable Properties



1/25 Cecil St ELTHAM 3095 (REI) **D** 1



Price: \$710,000 Method: Private Sale Date: 26/08/2023 Property Type: Townhouse (Single) Land Size: 140 sqm approx

3/78 Franklin St ELTHAM 3095 (REI/VG)

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Agent Comments

Agent Comments



Price: \$696,000 Method: Private Sale Date: 31/07/2023 Property Type: Unit

2

10/39-41 Arthur St ELTHAM 3095 (REI)



Agent Comments



Price: \$685.000 Method: Private Sale Date: 03/10/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

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