

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

4/21 Cecil Street, Eltham Vic 3095

Indicative selling price

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

Range between \$670,000 & \$710,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Eltham

Period - From 01/10/2022 to 30/09/2023 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 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
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



Rooms: 3

Property Type: Unit

Land Size: 200 sqm approx

Agent Comments

Comparable Properties



1/25 Cecil St ELTHAM 3095 (REI)

Agent Comments



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)

Agent Comments



Price: \$696,000

Method: Private Sale

Date: 31/07/2023

Property Type: Unit



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

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 03/10/2023

Property Type: Unit