

# 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

4/5 Luck 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)

Range between \$680,000 & \$748,000

### Median sale price

Median price \$722,800 Property Type Unit Suburb Eltham

Period - From 22/05/2023 to 21/05/2024 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	6/30 Stanley Av ELTHAM 3095	\$762,000	27/04/2024
2	1/69 Bible St ELTHAM 3095	\$731,000	27/03/2024
3	1/12 Cecil St ELTHAM 3095	\$710,000	05/02/2024

**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:

22/05/2024 11:59



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$680,000 - \$748,000

**Median Unit Price**

22/05/2023 - 21/05/2024: \$722,800

## Comparable Properties



**6/30 Stanley Av ELTHAM 3095 (REI)**

Agent Comments

2  
 1  
 1

**Price:** \$762,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Unit

**Land Size:** 198 sqm approx



**1/69 Bible St ELTHAM 3095 (REI/VG)**

Agent Comments

2  
 1  
 2

**Price:** \$731,000

**Method:** Private Sale

**Date:** 27/03/2024

**Property Type:** Townhouse (Single)

**Land Size:** 233 sqm approx



**1/12 Cecil St ELTHAM 3095 (REI/VG)**

Agent Comments

2  
 1  
 1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 05/02/2024

**Property Type:** Townhouse (Single)

**Land Size:** 140 sqm approx

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