

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 8/22 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between \$960,000 & \$1,040,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Eltham

Period - From 01/01/2024 to 31/03/2024 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	2/1386 Main Rd ELTHAM 3095	\$1,100,000	12/03/2024
2	9/22 Livingstone Rd ELTHAM 3095	\$1,000,000	09/12/2023
3	7/29 Stanley Av ELTHAM 3095	\$950,000	07/03/2024

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: 22/05/2024 09:17



3 2 2

Property Type: Townhouse (Res)

Land Size: 269 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,040,000

Median Unit Price

March quarter 2024: \$780,000

Comparable Properties



2/1386 Main Rd ELTHAM 3095 (REI)

3 2 2

Agent Comments

Newer home

Price: \$1,100,000

Method: Private Sale

Date: 12/03/2024

Property Type: Townhouse (Single)

Land Size: 281 sqm approx



9/22 Livingstone Rd ELTHAM 3095 (REI/VG)

3 2 4

Agent Comments

Directly next door in the same development

Price: \$1,000,000

Method: Private Sale

Date: 09/12/2023

Property Type: House

Land Size: 282 sqm approx



7/29 Stanley Av ELTHAM 3095 (REI)

3 2 2

Agent Comments

Price: \$950,000

Method: Private Sale

Date: 07/03/2024

Property Type: Unit

Land Size: 375 sqm approx