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

8/36 Beard Street, Eltham Vic 3095

Indicative selling price

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

Range between | $800,000 | & | $860,000

Median sale price

| Median price | $726,400 | Property Type | Unit | Suburb | Eltham |

| Period - From | 01/04/2023 | 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	5/36 Beard St ELTHAM 3095	$850,000	30/11/2023
2	1/172 Pitt St ELTHAM 3095	$811,000	13/04/2024
3	1/42 John St ELTHAM 3095	$800,000	02/02/2024

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: 16/04/2024 11:43

CONSUMER AFFAIRS VICTORIA

Jellis Craig

🛏 **3** 🛁 **2** 🚗 **1**

Property Type: Unit
Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $860,000
Median Unit Price
Year ending March 2024: $726,400

Comparable Properties

5/36 Beard St ELTHAM 3095 (REI/VG)

🛏 **3** 🛁 **2** 🚗 **2**

Price: $850,000
Method: Private Sale
Date: 30/11/2023
Property Type: Unit
Land Size: 409 sqm approx

Agent Comments

1/172 Pitt St ELTHAM 3095 (REI)

🛏 **3** 🛁 **1** 🚗 **2**

Price: $811,000
Method: Private Sale
Date: 13/04/2024
Property Type: Unit
Land Size: 294 sqm approx

Agent Comments

1/42 John St ELTHAM 3095 (REI/VG)

🛏 **3** 🛁 **1** 🚗 **2**

Price: $800,000
Method: Private Sale
Date: 02/02/2024
Property Type: Unit

Agent Comments

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