

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

80 Bible Street, Eltham Vic 3095

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,265,000 Property Type House Suburb Eltham

Period - From 01/10/2023 to 31/12/2023 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	156 Rattray Rd MONTMORENCY 3094	\$965,000	08/11/2023
2	6 Meruka Dr ELTHAM 3095	\$960,000	25/09/2023
3	7 Renshaw Dr ELTHAM 3095	\$953,000	19/09/2023

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:

31/01/2024 16:05



Property Type:

Divorce/Estate/Family Transfers

Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

December quarter 2023: \$1,265,000

Comparable Properties



156 Rattray Rd MONTMORENCY 3094 (REI/VG) Agent Comments



Price: \$965,000

Method: Private Sale

Date: 08/11/2023

Property Type: House

Land Size: 921 sqm approx



6 Meruka Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$960,000

Method: Private Sale

Date: 25/09/2023

Property Type: House

Land Size: 790 sqm approx



7 Renshaw Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$953,000

Method: Private Sale

Date: 19/09/2023

Property Type: House

Land Size: 905 sqm approx