Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 80 Bible Street, Eltham Vic 3095

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|------------|------|--------|--------|
| Range betweer | \$900,000 | | & | | \$990,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$1,265,000 | Pro | operty Type | Hou | se | | Suburb | Eltham |
| Period - From | 01/10/2023 | to | 31/12/2023 | | So | urce | 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.

| Ade | dress 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



80 Bible Street, Eltham Vic 3095



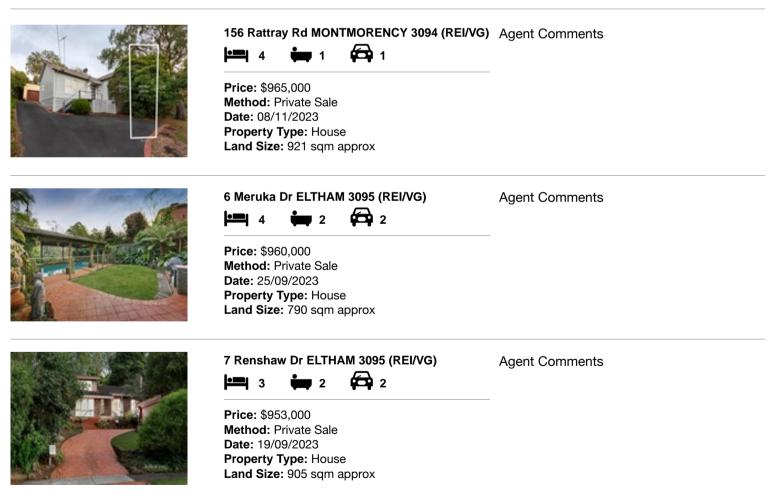
Chris Chapman 0421 736 592 chrischapman@jelliscraig.com.au





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



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



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