

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

87 Pitt Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

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	193 Bolton St ELTHAM 3095	\$1,230,000	20/10/2023
2	72 Buena Vista Dr MONTMORENCY 3094	\$1,210,000	11/08/2023
3	9 Kathleen Ct MONTMORENCY 3094	\$1,170,000	29/10/2023

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:

05/02/2024 09:31



3 1 2

Rooms: 6
Property Type: House (Res)
Land Size: 954.398 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2023: \$1,265,000

Comparable Properties



193 Bolton St ELTHAM 3095 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,230,000
Method: Private Sale
Date: 20/10/2023
Property Type: House
Land Size: 767 sqm approx



72 Buena Vista Dr MONTMORENCY 3094 (VG) [Agent Comments](#)

3 - -

Price: \$1,210,000
Method: Sale
Date: 11/08/2023
Property Type: House (Res)
Land Size: 1365 sqm approx



9 Kathleen Ct MONTMORENCY 3094 (VG)

[Agent Comments](#)

3 - -

Price: \$1,170,000
Method: Sale
Date: 29/10/2023
Property Type: House (Res)
Land Size: 518 sqm approx