

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

111/26 PRYOR STREET ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Eltham

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

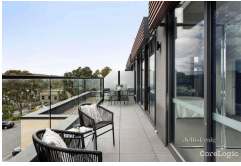
Date of sale

106/26 PRYOR STREET ELTHAM VIC 3095	\$695,000	14-Feb-24
G14/26 PRYOR STREET ELTHAM VIC 3095	\$722,000	09-Nov-23

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 6 months.

This Statement of Information was prepared on: 20 March 2024



**106/26 PRYOR STREET ELTHAM
VIC 3095**

 2  2  1

Sold Price

\$695,000

Sold Date

14-Feb-24

Distance

0km



**G14/26 PRYOR STREET ELTHAM
VIC 3095**

 2  2  1

Sold Price

\$722,000

Sold Date

09-Nov-23

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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