

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

G08/27 Arthur Street, Eltham Vic 3095

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Eltham

Period - From 07/03/2023 to 06/03/2024 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	G12/26 Pryor St ELTHAM 3095	\$515,000	16/11/2023
2			
3			

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: 07/03/2024 11:07



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

07/03/2023 - 06/03/2024: \$710,000

Comparable Properties



G12/26 Pryor St ELTHAM 3095 (REI/VG)



Price: \$515,000

Method: Private Sale

Date: 16/11/2023

Property Type: Unit

Agent Comments

Same complex although G12 had a larger courtyard, however G08 has a north facing lounge and dining space

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.