

## 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

3/73 Bible Street Eltham VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Eltham

Period-from

01 Oct 2018

to

30 Sep 2019

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

3/17 Silver Street Eltham VIC 3095	\$515,000	15-Apr-19
4/2 Frank Street Eltham VIC 3095	\$591,000	28-Jun-19
1/14 Souter Street Eltham VIC 3095	\$565,000	12-Aug-19

**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: 07 October 2019



**3/17 Silver Street Eltham VIC 3095** Sold Price **\$515,000** Sold Date **15-Apr-19**

2 1 1

Distance **1km**



**4/2 Frank Street Eltham VIC 3095** Sold Price **\$591,000** Sold Date **28-Jun-19**

2 1 1

Distance **1.52km**



**1/14 Souter Street Eltham VIC 3095** Sold Price **\$565,000<sup>UN</sup>** Sold Date **12-Aug-19**

2 1 1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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