

## 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

3/13 Livingstone Road 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

\$600,000

&

\$660,000

### 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

1/15 Coleman Crescent Eltham VIC 3095	\$615,000	09-Jul-19
2/106 Pitt Street Eltham VIC 3095	\$632,000	02-May-19
3/34 Batman Road Eltham VIC 3095	\$675,000	23-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: 28 October 2019



**1/15 Coleman Crescent Eltham VIC 3095**

Sold Price

**\$615,000**

Sold Date

**09-Jul-19**

 3  2  2

Distance

**0.57km**



**2/106 Pitt Street Eltham VIC 3095**

Sold Price

**\$632,000**

Sold Date

**02-May-19**

 3  2  2

Distance

**1.44km**



**3/34 Batman Road Eltham VIC 3095**

Sold Price

**\$675,000**

Sold Date

**23-Aug-19**

 3  2  1

Distance

**0.2km**

RS = Recent sale

UN = Undisclosed Sale

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