

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address 26-30 Pryor Street & 27-29 Arthur Street, Eltham VIC 3095 – (CANOPY)

Indicative selling price

Unit type or class	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Carpark – GROUP A	\$*	Or range between	\$*605,000	&	\$665,000
2 Bed, 2 Bath, 1 Carpark – GROUP B	\$*	Or range between	\$*670,000	&	\$675,000
2 Bed, 2 Bath, 2 Carpark – GROUP C	\$*595,000	Or range between	\$*	&	\$
2 Bed, 2 Bath, 2 Carpark – GROUP D	\$*	Or range between	\$*665,000	&	\$705,000
3 Bed, 2 Bath, 2 Carpark – GROUP E	\$*705,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark – GROUP F	\$*	Or range between	\$*815,000	&	\$895,000
3 Bed, 2 Bath, 3 Carpark – GROUP G	\$*820,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 3 Carpark – GROUP H	\$*1,100,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 2 Carpark – GROUP I	\$*950,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 2 Carpark – GROUP J	\$*1,050,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 3 Carpark – GROUP K	\$*945,000	Or range between	\$*	&	\$

Suburb unit median sale price

Median price \$637,250

Suburb Eltham

Period - From

01/07/18

To

30/06/19

Source

REIV

Comparable property sales

Unit type or class

	Address of comparable unit	Price	Date of sale
GROUP A	1 7/31 Dudley St ELTHAM 3095 VIC - 0.23km	\$605,000	17/08/2019
	2	\$	
	3	\$	

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP E	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP F	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP G	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class**Address of comparable unit**

GROUP H	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class**Address of comparable unit**

GROUP I	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class**Address of comparable unit**

GROUP J	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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Unit type or class**Address of comparable unit**

GROUP K	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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This Statement of Information was prepared on:

16/09/2019