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	3/194 PITT 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	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$761,000	Property type	Unit	Suburb	Eltham
Period-from	01 Jul 2023	to	30 Jun 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
4/10 TAYLOR STREET ELTHAM VIC 3095	$740,000	22-Feb-24
6/30-34 STANLEY AVENUE ELTHAM VIC 3095	$762,000	27-Apr-24
5/12 SHALBURY AVENUE ELTHAM VIC 3095	$701,750	07-Feb-24

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: 31 July 2024

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4/10 TAYLOR STREET ELTHAM VIC 3095

2 1 1

Sold Price **$740,000** Sold Date **22-Feb-24**

Distance **1.15km**



6/30-34 STANLEY AVENUE ELTHAM VIC 3095

2 1 1

Sold Price **$762,000** Sold Date **27-Apr-24**

Distance **1.63km**



5/12 SHALBURY AVENUE ELTHAM VIC 3095

2 1 1

Sold Price **$701,750** Sold Date **07-Feb-24**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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