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 Including suburb and postcode	Apartments 1-14/31 Pryor Street, Eltham 3095

Indicative selling price

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

Unit type or class	Single price		~~Lower price~~		~~Higher price~~
One bedroom apartment 12	$469,000	~~Or range between~~	$	&	$
Two-bedroom apartments (1 & 2)	$629,000	~~Or range between~~	$	&	$
Two-bedroom apartments (3,5,6,7,8)	$635,000	~~Or range between~~	$	&	$
Two bedroom apartment 4	$639,000	~~Or range between~~	$	&	$
Two-bedroom apartments (9)	$649,000	~~Or range between~~	$	&	$

Additional entries may be included or attached as required. Suburb unit median sale price

Median price	$695,000	Suburb	Eltham		
Period - From	01 July 2020	To	31 June 20201	Source	realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

~~**A***~~ ~~These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.~~

~~Unit type or class~~	~~Address of comparable unit~~	~~Price~~	~~Date of sale~~
~~One-bedroom apartments~~	~~1 -~~		
	~~2 -~~		
	~~3 -~~		

~~Unit type or class~~	~~Address of comparable unit~~	~~Price~~	~~Date of sale~~
~~Two-bedroom apartments~~	~~1-~~		
	~~2-~~		
	~~3 -~~		

OR

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.

This Statement of Information was prepared on: 24 November 2021