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 1-7 & 9/31 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
(G01-Apartment 1, G02-Apartment 2)		Or range between	$640,000	&	$660,000
(G03-Apartment 3, G06-Apartment 5)		Or range between	$650,000	&	$670,000
(G04-Apartment 4)	$650,000	~~Or range between~~	~~$~~	~~&~~	~~$~~
(G05-Apartment 6, G08-Apartment 7)		Or range between	$660,000	&	$680,000
(G10-Apartment 9)	$670,000	~~Or range between~~	~~$~~	~~&~~	~~$~~

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

Median price	$820,000	Suburb	Eltham		
Period - From	01 JUN 2022	To	31 MAY 2023	Source	Corelogic

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.~~

class	Address of comparable unit	Price	Date of sale
Two-bedroom apartments	G17/26 Pryor Street Eltham 3095	$642,000	28-MAR-23

~~**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: 07 JUNE 2023