

## 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

2A Bird Street 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,000

Property type

Unit

Suburb

Eltham

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/22 Livingstone Road Eltham VIC 3095	\$780,000	12-Feb-20
2/77 Railway Parade Eltham VIC 3095	\$810,000	25-Mar-20

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: 29 July 2020



**2/22 Livingstone Road Eltham VIC 3095**

Sold Price **\$780,000** Sold Date **12-Feb-20**

2 2 2

Distance **1.28km**



**2/77 Railway Parade Eltham VIC 3095**

Sold Price **\$810,000** Sold Date **25-Mar-20**

2 2 2

Distance **1.33km**

RS = Recent sale      UN = Undisclosed Sale

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