



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

26 Beard Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$839,000

Median sale price

Median price \$980,000 House Unit Suburb Eltham

Period - From 01/07/2017 to 30/06/2018 Source REIV

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 six 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
1	44 John St ELTHAM 3095	\$852,000	01/03/2018
2	98 Bridge St ELTHAM 3095	\$840,000	19/04/2018
3	1 Sherbrooke St ELTHAM NORTH 3095	\$820,000	06/06/2018

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 six months.



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Indicative Selling Price

\$839,000

Median House Price

Year ending June 2018: \$980,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 830 sqm approx

Agent Comments

Comparable Properties



44 John St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$852,000

Method: Private Sale

Date: 01/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 677 sqm approx



98 Bridge St ELTHAM 3095 (VG)

Agent Comments



Price: \$840,000

Method: Sale

Date: 19/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 700 sqm approx



1 Sherbrooke St ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$820,000

Method: Private Sale

Date: 06/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 1322 sqm approx