

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

4/5 LUCK 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

\$690,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$826,500

Property type

Unit

Suburb

Eltham

Period-from

01 May 2021

to

30 Apr 2022

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

3/836 MAIN ROAD ELTHAM VIC 3095	\$665,000	17-Jan-22
1/285 BOLTON STREET ELTHAM VIC 3095	\$735,000	24-Mar-22

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.

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Paul Cutler

P 0394351588

M 0417324677

E paul@lockbulmer.com.au



3/836 MAIN ROAD ELTHAM VIC 3095

 2  1  2

Sold Price

\$665,000

Sold Date

17-Jan-22

Distance

0.75km



1/285 BOLTON STREET ELTHAM VIC 3095

 2  1  2

Sold Price

^{RS} **\$735,000**

Sold Date

24-Mar-22

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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