

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	26-30 Pryor Street & 27-29 Arthur Street, Eltham VIC 3095 – (CANOPY)
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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 e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 1 Carpark – GROUP A	\$*	Or range between	\$*605,000	&	\$665,000
2 Bed, 2 Bath, 1 Carpark – GROUP B	\$*	Or range between	\$*670,000	&	\$675,000
2 Bed, 2 Bath, 2 Carpark – GROUP C	\$*595,000	Or range between	\$*	&	\$
2 Bed, 2 Bath, 2 Carpark – GROUP D	\$*	Or range between	\$*665,000	&	\$705,000
3 Bed, 2 Bath, 2 Carpark – GROUP E	\$*705,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark – GROUP F	\$*	Or range between	\$*815,000	&	\$895,000
3 Bed, 2 Bath, 3 Carpark – GROUP G	\$*820,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 3 Carpark – GROUP H	\$*1,100,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 2 Carpark – GROUP I	\$*950,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 2 Carpark – GROUP J	\$*1,050,000	Or range between	\$*	&	\$
3 Bed, 3 Bath, 3 Carpark – GROUP K	\$*945,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$637,250	Suburb	Eltham
Period - From	01/07/18	To	30/06/19
Source	REIV		

Comparable property sales

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
GROUP A	1 7/31 Dudley St ELTHAM 3095 VIC - 0.23km	\$605,000	17/08/2019
	2	\$	
	3	\$	

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.

Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP 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.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP C	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.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP D	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.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP E	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.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP F	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.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP G	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.
Unit type or class E.g. One bedroom units	Address of comparable unit

Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP H	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.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP I	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.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP J	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.
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Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP K	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.
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This Statement of Information was prepared on:

16/09/2019