

# 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

2/1320 Main Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$880,000

### Median sale price

Median price \$865,000

Property Type Townhouse

Suburb Eltham

Period - From 08/03/2021

to

07/03/2022

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 | 3/704-708 Main Rd ELTHAM 3095  | \$826,500 | 03/11/2021   |
| 2 |                                |           |              |
| 3 |                                |           |              |

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.~~

This Statement of Information was prepared on:

08/03/2022 12:21



 2  2  2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median Townhouse Price**

08/03/2021 - 07/03/2022: \$865,000

## Comparable Properties

**3/704-708 Main Rd ELTHAM 3095 (REI)**

Agent Comments

 2  2  2

**Price:** \$826,500

**Method:** Private Sale

**Date:** 03/11/2021

**Property Type:** Townhouse (Res)

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.