

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

unit 8/1443 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$740,000

&

\$780,000

Median sale price

Median price

\$703,000

Property Type

Unit

Suburb

Eltham

Period - From

01/07/2019

to

30/09/2019

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 | | |
| 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:

15/11/2019 10:15

| | | | |
|---|---|---|------------------|
|  |  |  | Double Garage |
| 3 | 2 | | |

Indicative Selling Price
\$740,000 - \$780,000
Median Unit Price
September quarter 2019: \$703,000

Rooms: 5
Property Type: Unit
Land Size: 324.4 sqm approx

Agent Comments

The Unit is Owners Corporation however the property has extra parking in front of the garage.

Comparable Properties

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.