

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

14/72 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Range between \$665,000

&

\$705,000

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	2/21 Luck St ELTHAM 3095	\$701,000	06/07/2019
2	3/34 Batman Rd ELTHAM 3095	\$675,000	23/08/2019
3	2/172 Grand Blvd MONTMORENCY 3094	\$655,000	05/10/2019

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:

06/11/2019 10:29

14/72 Bridge Street, Eltham Vic 3095

**Jellis
Craig**

Steve Schumann

03 9431 1222

0409 581 190

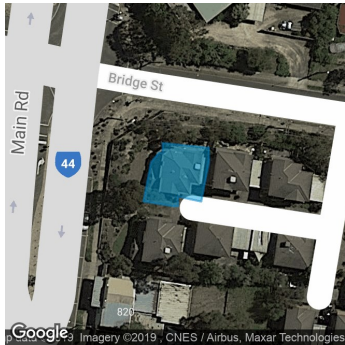
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Indicative Selling Price

\$665,000 - \$705,000

Median Unit Price

September quarter 2019: \$703,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

2/21 Luck St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$701,000

Method: Auction Sale

Date: 06/07/2019

Rooms: 6

Property Type: Townhouse (Res)

3/34 Batman Rd ELTHAM 3095 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 23/08/2019

Property Type: Strata Unit/Flat



2/172 Grand Blvd MONTMORENCY 3094 (REI)

Agent Comments



Price: \$655,000

Method: Auction Sale

Date: 05/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 270 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.