

## 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

2/1122 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 \$600,000

&amp;

\$660,000

**Median sale price**

Median price \$711,000

House

Unit

X

Suburb Eltham

Period - From 01/07/2018

to

30/09/2018

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	2/109 Karingal Dr BRIAR HILL 3088	\$667,000	28/07/2018
2	1/22 Nicholson CI RESEARCH 3095	\$655,000	02/12/2018
3	3/123 Mountain View Rd BRIAR HILL 3088	\$650,000	15/10/2018

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.