

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

2/1252 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$780,000

&

\$820,000

Median sale price

Median price \$850,000

Property Type Townhouse

Suburb Eltham

Period - From 29/08/2021

to

28/08/2022

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	4/6 Shalbury Av ELTHAM 3095	\$840,000	13/07/2022
2	2/1320 Main Rd ELTHAM 3095	\$835,000	13/04/2022
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:

29/08/2022 15:32



3 2 2

Property Type: Townhouse
(Single)

Land Size: 192 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$780,000 - \$820,000

Median Townhouse Price

29/08/2021 - 28/08/2022: \$850,000

Comparable Properties



4/6 Shalbury Av ELTHAM 3095 (REI)

[Agent Comments](#)

3 2 2

Price: \$840,000

Method: Private Sale

Date: 13/07/2022

Property Type: Townhouse (Single)

Land Size: 307 sqm approx



2/1320 Main Rd ELTHAM 3095 (REI/VG)

[Agent Comments](#)

2 2 2

Price: \$835,000

Method: Private Sale

Date: 13/04/2022

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.

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