

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

22/1336 Main Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$875,000

House

X

Unit

Suburb

Eltham

Period - From

01/07/2016

to

30/06/2017

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 | 3/1364 Main Rd ELTHAM 3095 | \$730,000 | 21/04/2017 |
| 2 | 1/1364 Main Rd ELTHAM 3095 | \$730,000 | 22/04/2017 |
| 3 | 3/1123 Main Rd ELTHAM 3095 | \$720,000 | 09/05/2017 |

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.~~



 3
  2
  2

Rooms:
Property Type: Unit
Land Size: 445 sqm approx
 Agent Comments

Indicative Selling Price
 \$720,000
Median House Price
 Year ending June 2017: \$875,000

Comparable Properties



3/1364 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$730,000
Method: Private Sale
Date: 21/04/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 411 sqm approx



1/1364 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3
  2
  2

Price: \$730,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 6
Property Type: Townhouse (Res)



3/1123 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3
  2
  2

Price: \$720,000
Method: Private Sale
Date: 09/05/2017
Rooms: 6
Property Type: Townhouse (Res)