

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	22/1336 Main Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$875,000	Hou	se 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

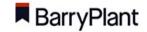
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)





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)

=3





Price: \$730,000 Method: Auction Sale Date: 22/04/2017

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



3/1123 Main Rd ELTHAM 3095 (REI)





Price: \$720,000 Method: Private Sale Date: 09/05/2017

Rooms: 6

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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