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

135 Brougham Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$1,050,000		&		\$1,150,0	00		
Median sale p	rice							
Median price	\$1,085,000	Pro	Property Type Hous		se		Suburb	Eltham
Period - From	01/04/2020	to	31/03/2021		So	urce	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	90 Franklin St ELTHAM 3095	\$1,140,000	22/05/2021
2	28 Kerrie Cr ELTHAM 3095	\$1,165,000	14/04/2021
3	24 Elsa Ct ELTHAM 3095	\$1,025,000	06/02/2021

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:

15/07/2021 12:46









Property Type: House Land Size: 807 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending March 2021: \$1,085,000

Comparable Properties

	90 Franklin St ELTHAM 3095 (REI/VG)	Agent Comments		
Sold	Price: \$1,140,000 Method: Private Sale Date: 22/05/2021 Property Type: House Land Size: 763 sqm approx	_		
	28 Kerrie Cr ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$1,165,000 Method: Auction Sale Date: 14/04/2021 Property Type: House Land Size: 819 sqm approx	Agent Comments		
	24 Elsa Ct ELTHAM 3095 (REI/VG) 3 1 2 Price: \$1,025,000 Method: Auction Sale Date: 06/02/2021 Property Type: House (Res) Land Size: 879 sqm approx	Agent Comments		

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propertydata

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.