

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,085,000

Property Type House

Suburb Eltham

Period - From 01/04/2020

to

31/03/2021

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	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:

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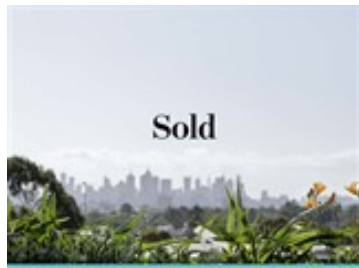


3 2 2

**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**

3 2 2

**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)**

**Agent Comments**

3 2 2

**Price:** \$1,165,000  
**Method:** Auction Sale  
**Date:** 14/04/2021  
**Property Type:** House  
**Land Size:** 819 sqm approx



**24 Elsa Ct ELTHAM 3095 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 06/02/2021  
**Property Type:** House (Res)  
**Land Size:** 879 sqm approx