

# 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

3a Brownes Crescent, 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 \$800,000

&

\$880,000

### Median sale price

Median price \$720,000

Property Type Unit

Suburb Eltham

Period - From 01/01/2020

to 31/12/2020

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	2/15 Kerby St ELTHAM 3095	\$830,000	13/03/2021
2	2/116 Bible St ELTHAM 3095	\$800,000	13/03/2021
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:

16/03/2021 11:45

3a Brownes Crescent, Eltham Vic 3095

**Jellis  
Craig**

Scott Nugent  
0438 054 993  
scottnugent@jellisrcraig.com.au



3 2 2

**Property Type:**  
**Land Size:** 516 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median Unit Price**  
Year ending December 2020: \$720,000

## Comparable Properties



**2/15 Kerby St ELTHAM 3095 (REI)**

**Agent Comments**

3 2 2

**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 312 sqm approx



**2/116 Bible St ELTHAM 3095 (REI)**

**Agent Comments**

3 2 2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 13/03/2021  
**Property Type:** Unit

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.

**Account - Jellis Craig** | P: 03 9431 1222 | F: 03 9439 7192



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.