

# 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



**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**



**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**



**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.