

# 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

25/43-45 Railway Parade, 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 \$480,000

&

\$495,000

### Median sale price

Median price \$627,000

Property Type Unit

Suburb Eltham

Period - From 17/09/2018

to

16/09/2019

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	24/43-45 Railway Pde ELTHAM 3095	\$490,000	04/04/2019
2	3/200 Sherbourne Rd MONTMORENCY 3094	\$480,000	07/09/2019
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:

17/09/2019 12:07

Graham Betts

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**Indicative Selling Price**

\$480,000 - \$495,000

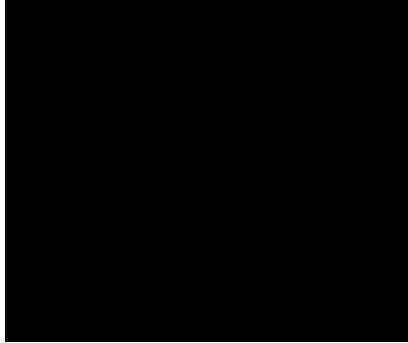
**Median Unit Price**

17/09/2018 - 16/09/2019: \$627,000



**Property Type:** Strata Unit/Flat

Agent Comments



## Comparable Properties



**24/43-45 Railway Pde ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 04/04/2019

**Rooms:** 3

**Property Type:** Unit



**3/200 Sherbourne Rd MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Unit

**Land Size:** 356 sqm approx

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.