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

2/6 Shalbury Avenue, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $710,000 & $740,000

Median sale price

Median price	$985,000	Property Type	House	Suburb	Eltham

Period - From	01/07/2019	to	30/06/2020	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	2/1326 Main Rd ELTHAM 3095	$740,000	17/07/2020
2	2/1252 Main Rd ELTHAM 3095	$737,000	27/07/2020
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: 05/10/2020 14:48

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3   2   1

Indicative Selling Price
$710,000 - $740,000
Median House Price
Year ending June 2020: $985,000

Property Type: Townhouse
Land Size: 222 sqm approx

Agent Comments

Comparable Properties

2/1326 Main Rd ELTHAM 3095 (REI/VG)

3   2   2

Agent Comments

Price: $740,000
Method: Private Sale
Date: 17/07/2020
Rooms: 5
Property Type: Unit

2/1252 Main Rd ELTHAM 3095 (REI)

3   2   2

Agent Comments

Price: $737,000
Method: Private Sale
Date: 27/07/2020
Property Type: House (Res)
Land Size: 192 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.

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REIV   **propertydata**
.com.au