

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

90 Franklin Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,140,000

Median sale price

Median price

\$1,135,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2021

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	56 Eucalyptus Rd ELTHAM 3095	\$1,100,000	01/05/2021
2	2 Bird St ELTHAM 3095	\$1,100,000	10/03/2021
3	133 Franklin St ELTHAM 3095	\$1,135,000	26/02/2021

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:

10/06/2021 15:17

90 Franklin Street, Eltham Vic 3095

**Jellis
Craig**

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



 3  2  2

Property Type: House (Res)

Land Size: 763 sqm approx

Agent Comments

Indicative Selling Price

\$1,140,000

Median House Price

March quarter 2021: \$1,135,000

Comparable Properties



56 Eucalyptus Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  14

Price: \$1,100,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 997 sqm approx



2 Bird St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 10/03/2021

Property Type: House (Res)



133 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,135,000

Method: Sold Before Auction

Date: 26/02/2021

Property Type: House (Res)

Land Size: 786 sqm approx

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