

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

75 Brougham Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$996,250

Property Type House

Suburb Eltham

Period - From 01/10/2019

to 30/09/2020

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	15 Adcroft Ct ELTHAM 3095	\$1,275,000	02/06/2020
2	11 Buena Vista Dr MONTMORENCY 3094	\$1,271,000	04/08/2020
3	76 Franklin St ELTHAM 3095	\$1,120,000	20/06/2020

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:

18/11/2020 14:08



4 3 1

Property Type: House (Res)

Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

Year ending September 2020: \$996,250

Comparable Properties



15 Adecroft Ct ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,275,000

Method: Private Sale

Date: 02/06/2020

Property Type: House

Land Size: 870 sqm approx



11 Buena Vista Dr MONTMORENCY 3094 (REI/VG)

Agent Comments

4 2 2

Price: \$1,271,000

Method: Expression of Interest

Date: 04/08/2020

Rooms: 5

Property Type: House (Res)

Land Size: 714 sqm approx



76 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$1,120,000

Method: Private Sale

Date: 20/06/2020

Property Type: House

Land Size: 771 sqm approx