

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

6/1336 MAIN ROAD ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Eltham

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

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 6 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

2/45 BEARD STREET ELTHAM VIC 3095	\$805,000	17-Dec-22
19 DAVIES DRIVE ELTHAM VIC 3095	\$825,000	25-Mar-23

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 6 months.

This Statement of Information was prepared on: 24 May 2023



2/45 BEARD STREET ELTHAM VIC 3095

Sold Price

\$805,000

Sold Date

17-Dec-22



3



2



2

Distance

0.56km



19 DAVIES DRIVE ELTHAM VIC 3095

Sold Price

^{RS}

\$825,000

Sold Date

25-Mar-23



3



2



2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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