

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

2/1164 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$790,500

Property Type Unit

Suburb Eltham

Period - From 01/04/2021

to 31/03/2022

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	2/150 Bible St ELTHAM 3095	\$875,250	17/05/2022
2	21 Coolabah Dr ELTHAM 3095	\$855,000	21/02/2022
3	1/72 Bridge St ELTHAM 3095	\$850,000	25/11/2021

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:

24/05/2022 13:40



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/150 Bible St ELTHAM 3095 (REI)

Agent Comments



Price: \$875,250

Method: Private Sale

Date: 17/05/2022

Property Type: Unit

Land Size: 353 sqm approx



21 Coolabah Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 21/02/2022

Rooms: 4

Property Type: House (Res)

Land Size: 383 sqm approx



1/72 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 25/11/2021

Property Type: Townhouse (Res)

Land Size: 204 sqm approx