

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

3/13 Grove Street, Eltham Vic 3095

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$700,500

Property Type Unit

Suburb Eltham

Period - From 01/04/2019

to 31/03/2020

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.

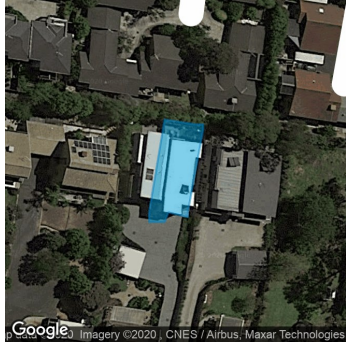
	Address of comparable property	Price	Date of sale
1	3/1320 Main Rd ELTHAM 3095	\$840,000	17/03/2020
2	1/1166 Main Rd ELTHAM 3095	\$801,000	24/03/2020
3	2/15 Cecil St ELTHAM 3095	\$790,000	04/04/2020

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:

29/04/2020 13:32



3 2 2

Property Type: Townhouse

Land Size: 206 sqm approx

Agent Comments

Indicative Selling Price

\$850,000

Median Unit Price

Year ending March 2020: \$700,500

Comparable Properties



3/1320 Main Rd ELTHAM 3095 (REI)

Agent Comments

5 3 2

Price: \$840,000

Method: Private Sale

Date: 17/03/2020

Property Type: House

Land Size: 956 sqm approx



1/1166 Main Rd ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$801,000

Method: Private Sale

Date: 24/03/2020

Property Type: Townhouse (Single)

Land Size: 302 sqm approx



2/15 Cecil St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Private Sale

Date: 04/04/2020

Property Type: Townhouse (Single)

Land Size: 162 sqm approx