

# 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

3/36 Shalbury Avenue, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$990,000

### Median sale price

Median price \$782,500

Property Type Unit

Suburb Eltham

Period - From 01/01/2020

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	3/2a Doodson Ct ELTHAM 3095	\$920,000	18/11/2019
2	87b Franklin St ELTHAM 3095	\$919,000	15/11/2019
3			

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:

06/05/2020 15:30



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median Unit Price**  
March quarter 2020: \$782,500

## Comparable Properties



**3/2a Doodson Ct ELTHAM 3095 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$920,000  
**Method:** Sold Before Auction  
**Date:** 18/11/2019  
**Property Type:** Unit  
**Land Size:** 365 sqm approx



**87b Franklin St ELTHAM 3095 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$919,000  
**Method:** Private Sale  
**Date:** 15/11/2019  
**Property Type:** House (Res)  
**Land Size:** 405 sqm approx

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.