

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

2/545 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$630,000 & \$680,000

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	1/26 Bible St ELTHAM 3095	\$660,000	02/12/2021
2	2/78 Bridge St ELTHAM 3095	\$630,000	18/02/2022
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: 17/05/2022 11:21



Property Type: Unit

Agent Comments

Comparable Properties



1/26 Bible St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 02/12/2021

Property Type: Unit

Land Size: 217 sqm approx



2/78 Bridge St ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 18/02/2022

Property Type: Unit

Land Size: 131 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.