

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

5/91 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,283,750

Property Type House

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	2/75 Napoleon St ELTHAM 3095	\$915,700	19/02/2022
2	15 Swan St ELTHAM 3095	\$835,000	17/12/2021
3	15 Monarch Ridg LOWER PLENTY 3093	\$820,000	06/04/2022

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:

18/05/2022 10:05



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending March 2022: \$1,283,750

Comparable Properties



2/75 Napoleon St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 1

Price: \$915,700

Method: Private Sale

Date: 19/02/2022

Property Type: House

Land Size: 361 sqm approx



15 Swan St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 1

Price: \$835,000

Method: Private Sale

Date: 17/12/2021

Property Type: Townhouse (Single)

Land Size: 360 sqm approx



15 Monarch Ridg LOWER PLENTY 3093 (REI)

Agent Comments

3 2 2

Price: \$820,000

Method: Private Sale

Date: 06/04/2022

Property Type: Townhouse (Single)

Land Size: 362 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192