Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/91 Bridge Street, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$1,283,750	Pro	roperty Type Hous		se		Suburb	Eltham
Period - From	01/04/2021	to	31/03/2022		So	urce	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.

Ad	dress 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









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)



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

Agent Comments



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



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



property data

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