

# 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

5/1250 Main Road, Eltham Vic 3095

### Indicative selling price

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

Single price

\$650,000

### Median sale price

Median price

\$940,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2019

to

31/12/2019

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	3/39-41 Arthur St ELTHAM 3095	\$612,000	28/02/2020
2	3/852 Main Rd ELTHAM 3095	\$610,000	23/11/2019
3	6/30 Stanley Av ELTHAM 3095	\$603,500	25/11/2019

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:

23/03/2020 12:26



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**Property Type:** Unit  
**Land Size:** 174 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000

**Median House Price**  
Year ending December 2019: \$940,000

## Comparable Properties

**3/39-41 Arthur St ELTHAM 3095 (REI)**

**Agent Comments**

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**Price:** \$612,000  
**Method:** Private Sale  
**Date:** 28/02/2020  
**Property Type:** Unit



**3/852 Main Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 23/11/2019  
**Property Type:** Townhouse (Res)



**6/30 Stanley Av ELTHAM 3095 (REI/VG)**

**Agent Comments**

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**Price:** \$603,500  
**Method:** Private Sale  
**Date:** 25/11/2019  
**Rooms:** 7  
**Property Type:** Unit