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 5/1250 Main Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$650,000								
Median sale price									
Median price	\$940,000	Pro	operty Type Hou	ISE	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.

Add	dress 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









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)



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

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

Agent Comments



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



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



Agent Comments

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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.