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

1/1110 Main Road, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$690,000		&		\$750,000			
Median sale pi	rice							
Median price	\$811,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/04/2024	to	30/06/2024		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.

Add	dress of comparable property	Price	Date of sale
1	5/836 Main Rd ELTHAM 3095	\$765,000	22/06/2024
2	2/2 Frank St ELTHAM 3095	\$678,000	25/04/2024
3	6/15 Coleman Cr ELTHAM 3095	\$790,000	12/04/2024

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:

11/09/2024 14:13









Property Type: Unit Land Size: 192 sqm approx Agent Comments

Indicative Selling Price \$690,000 - \$750,000 **Median Unit Price** June quarter 2024: \$811,000

Comparable Properties



5/836 Main Rd ELTHAM 3095 (REI/VG) 2 2



Price: \$765,000 Method: Private Sale Date: 22/06/2024 Property Type: Unit Land Size: 284 sqm approx

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Agent Comments

Agent Comments



Price: \$678,000 Method: Sale

6 -

2/2 Frank St ELTHAM 3095 (VG)

Date: 25/04/2024 Property Type: Flat/Unit/Apartment (Res)



6/15 Coleman Cr ELTHAM 3095 (REI/VG)



Agent Comments

Price: \$790.000 Method: Sold Before Auction Date: 12/04/2024 Property Type: Townhouse (Res) Land Size: 284 sqm approx

Account - Barry Plant | P: (03) 9431 1243



propertydata

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