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

3

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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