

## 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

4/1135 MAIN ROAD ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,500

Property type

Unit

Suburb

Eltham

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### 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 6 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

2/107-109 BIBLE STREET ELTHAM VIC 3095	\$740,000	01-Apr-23
4/40 LIVINGSTONE ROAD ELTHAM VIC 3095	\$651,000	19-Nov-22
5/18 LIVINGSTONE ROAD ELTHAM VIC 3095	\$650,000	29-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 28 April 2023

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**2/107-109 BIBLE STREET ELTHAM  
VIC 3095**

Sold Price

<sup>RS</sup> **\$740,000** Sold Date **01-Apr-23**

2 1 1

Distance **0.88km**



**4/40 LIVINGSTONE ROAD ELTHAM  
VIC 3095**

Sold Price

**\$651,000** Sold Date **19-Nov-22**

2 1 1

Distance **0.5km**



**5/18 LIVINGSTONE ROAD ELTHAM  
VIC 3095**

Sold Price

<sup>RS</sup> **\$650,000** Sold Date **29-Mar-23**

2 1 1

Distance **0.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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