

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

2/28 Andrews Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$930,000

&

\$990,000

Median sale price

Median price \$1,182,500

Property Type House

Suburb Eltham

Period - From 01/10/2020

to 30/09/2021

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	4/1320 Main Rd ELTHAM 3095	\$985,000	29/04/2021
2	1/56 John St ELTHAM 3095	\$935,000	15/05/2021
3	2/56 John St ELTHAM 3095	\$920,000	04/05/2021

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:

20/10/2021 13:20



4 2 2

Property Type: House (Res)

Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price

\$930,000 - \$990,000

Median House Price

Year ending September 2021: \$1,182,500

Comparable Properties



4/1320 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$985,000

Method: Private Sale

Date: 29/04/2021

Property Type: Townhouse (Res)

Land Size: 367 sqm approx



1/56 John St ELTHAM 3095 (REI/VG)

Agent Comments

4 2 1

Price: \$935,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 321 sqm approx



2/56 John St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$920,000

Method: Private Sale

Date: 04/05/2021

Property Type: Townhouse (Res)

Land Size: 293 sqm approx

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