

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

6/1320 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000 & \$930,000

Median sale price

Median price \$850,000 Property Type Townhouse Suburb Eltham

Period - From 19/05/2021 to 18/05/2022 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	2 White Gum PI RESEARCH 3095	\$905,000	26/11/2021
2			
3			

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: 19/05/2022 18:06

6/1320 Main Road, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

03 9439 1222

0422 608 038

johnlegros@jellisrcraig.com.au

Indicative Selling Price

\$880,000 - \$930,000

Median Townhouse Price

19/05/2021 - 18/05/2022: \$850,000



 3  2  2

Property Type: Townhouse
(Single)

Land Size: 194 sqm approx

Agent Comments

Comparable Properties



2 White Gum PI RESEARCH 3095 (REI)

Agent Comments

 4  2  2

Price: \$905,000

Method: Sold Before Auction

Date: 26/11/2021

Property Type: Townhouse (Res)

Land Size: 357 sqm approx

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.

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



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