

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

3/59 Park Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$709,000

Median sale price

Median price

\$651,300

Property Type

Unit

Suburb

Eltham

Period - From

01/10/2019

to

31/12/2019

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	28 Helene St ELTHAM 3095	\$745,000	01/02/2020
2	33 Nicholson CI RESEARCH 3095	\$705,000	02/10/2019
3	7 Gloucester Ct ELTHAM 3095	\$705,000	30/11/2019

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:

03/02/2020 10:19

3/59 Park Road, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

9431 1222

0415 911 437

pinakara@jellisrcraig.com.au

Indicative Selling Price

\$709,000

Median Unit Price

December quarter 2019: \$651,300



3 -

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



28 Helene St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$745,000

Method: Auction Sale

Date: 01/02/2020

Property Type: House (Res)

Land Size: 475 sqm approx



33 Nicholson CI RESEARCH 3095 (REI)

Agent Comments

3 1 1

Price: \$705,000

Method: Private Sale

Date: 02/10/2019

Property Type: House (Res)

Land Size: 286 sqm approx



7 Gloucester Ct ELTHAM 3095 (REI)

Agent Comments

3 1 -

Price: \$705,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 468 sqm approx

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.