

# 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

2/1141 Main Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$780,000

### Median sale price

Median price

\$771,125

Property Type

Unit

Suburb

Eltham

Period - From

01/07/2021

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 | 2/1158 Main Rd ELTHAM 3095     | \$777,000 | 19/09/2021   |
| 2 | 108 Brougham St ELTHAM 3095    | \$775,000 | 17/07/2021   |
| 3 | 3/26 Pryor St ELTHAM 3095      | \$765,250 | 04/08/2021   |

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:

06/12/2021 10:47



3 2 2

**Property Type:** Townhouse  
(Single)

**Land Size:** 178 sqm approx

**Agent Comments**

## Comparable Properties



**2/1158 Main Rd ELTHAM 3095 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$777,000

**Method:** Private Sale

**Date:** 19/09/2021

**Property Type:** Townhouse (Single)

**Land Size:** 127 sqm approx



**108 Brougham St ELTHAM 3095 (REI/VG)**

**Agent Comments**

2 1 2

**Price:** \$775,000

**Method:** Auction Sale

**Date:** 17/07/2021

**Property Type:** House

**Land Size:** 257 sqm approx



**3/26 Pryor St ELTHAM 3095 (REI)**

**Agent Comments**

3 2 2

**Price:** \$765,250

**Method:** Private Sale

**Date:** 04/08/2021

**Property Type:** Apartment