

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

7/1324 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$740,000

&

\$790,000

Median sale price

Median price \$692,500

Property Type Unit

Suburb Eltham

Period - From 01/10/2019

to 30/09/2020

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	19 Grove St ELTHAM 3095	\$785,000	20/06/2020
2	9/167 Pitt St ELTHAM 3095	\$771,385	25/06/2020
3	2/1326 Main Rd ELTHAM 3095	\$740,000	17/07/2020

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:

17/11/2020 23:26

7/1324 Main Road, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$740,000 - \$790,000

Median Unit Price

Year ending September 2020: \$692,500



 3  2  2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 734 sqm approx

Agent Comments

Comparable Properties

19 Grove St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  1

Price: \$785,000

Method: Private Sale

Date: 20/06/2020

Property Type: House (Res)

Land Size: 452 sqm approx



9/167 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$771,385

Method: Private Sale

Date: 25/06/2020

Rooms: 6

Property Type: Unit

Land Size: 550 sqm approx



2/1326 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$740,000

Method: Private Sale

Date: 17/07/2020

Rooms: 5

Property Type: Unit

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.