

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

114 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,280,500 Property Type House Suburb Eltham

Period - From 01/10/2021 to 30/09/2022 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	47 Livingstone Rd ELTHAM 3095	\$940,000	02/11/2022
2	111 Bridge St ELTHAM 3095	\$940,000	23/09/2022
3	194 Bolton St ELTHAM 3095	\$930,000	05/11/2022

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:

14/11/2022 15:44



4 2 2

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
Year ending September 2022: \$1,280,500

Comparable Properties



47 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$940,000
Method: Sold Before Auction
Date: 02/11/2022
Property Type: House (Res)
Land Size: 945 sqm approx



111 Bridge St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$940,000
Method: Private Sale
Date: 23/09/2022
Rooms: 5
Property Type: House (Res)
Land Size: 791 sqm approx



194 Bolton St ELTHAM 3095 (REI)

Agent Comments

2 1 1

Price: \$930,000
Method: Auction Sale
Date: 05/11/2022
Property Type: House (Res)
Land Size: 1006 sqm approx

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