

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

2/666 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Eltham

Period - From 08/08/2023

to

07/08/2024

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 | 3/666 Main Rd ELTHAM 3095 | \$610,000 | 26/04/2024 |
| 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:

08/08/2024 09:42



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

08/08/2023 - 07/08/2024: \$740,000

Comparable Properties



3/666 Main Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 26/04/2024

Property Type: Unit

Land Size: 168 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