

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

1/1554 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$902,500

Property Type House

Suburb Eltham

Period - From 01/07/2018

to 30/06/2019

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	29 Storey Av RESEARCH 3095	\$718,500	27/03/2019
2	1/1573 Main Rd RESEARCH 3095	\$690,000	18/09/2019
3	7 Kanandah Ct RESEARCH 3095	\$670,000	16/05/2019

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:

25/09/2019 14:19



 3  - 

Property Type: Unit
Land Size: 492 sqm approx
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median House Price
Year ending June 2019: \$902,500

Comparable Properties



29 Storey Av RESEARCH 3095 (REI/VG)

Agent Comments

 3  2  -

Price: \$718,500
Method: Private Sale
Date: 27/03/2019
Property Type: House (Res)
Land Size: 447 sqm approx



1/1573 Main Rd RESEARCH 3095 (REI)

Agent Comments

 3  1  2

Price: \$690,000
Method: Private Sale
Date: 18/09/2019
Property Type: Townhouse (Single)
Land Size: 402 sqm approx



7 Kanandah Ct RESEARCH 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$670,000
Method: Private Sale
Date: 16/05/2019
Property Type: House (Res)
Land Size: 536 sqm approx