

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 Brougham Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$915,000

Median sale price

Median price

\$1,285,000

Property Type

House

Suburb

Eltham

Period - From

01/01/2022

to

31/03/2022

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	3 Renshaw Dr ELTHAM 3095	\$943,000	18/03/2022
2	56 Falkiner St ELTHAM 3095	\$939,000	14/05/2022
3	103 Brougham St ELTHAM 3095	\$835,000	27/05/2022

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:

22/06/2022 13:57

114 Brougham Street, Eltham Vic 3095

**Jellis
Craig**

Steve Schumann

03 9431 1222

0409 581 190

steveschumann@jellisrcraig.com.au

Indicative Selling Price

\$915,000

Median House Price

March quarter 2022: \$1,285,000



3 1 1

Property Type: House (Res)

Land Size: 859 sqm approx

Agent Comments

Comparable Properties



3 Renshaw Dr ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$943,000

Method: Private Sale

Date: 18/03/2022

Rooms: 6

Property Type: House (Res)

Land Size: 811 sqm approx



56 Falkiner St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$939,000

Method: Auction Sale

Date: 14/05/2022

Property Type: House (Res)

Land Size: 691 sqm approx



103 Brougham St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$835,000

Method: Private Sale

Date: 27/05/2022

Property Type: House

Land Size: 665 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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