# 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

135 Franklin Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	een \$1,280,000		&		\$1,380,000				
Median sale price									
Median price	\$940,000	Pro	Property Type Hous		se S		Suburb	Eltham	
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	55 John St ELTHAM 3095	\$1,301,000	21/09/2019
2	48 View Hill Cr ELTHAM 3095	\$1,300,000	16/11/2019
3	5 Venue CI ELTHAM 3095	\$1,250,000	14/09/2019

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:

11/03/2020 13:14





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**Property Type:** House (Res) **Land Size:** 786 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price Year ending December 2019: \$940,000

# **Comparable Properties**

55 John St ELTHAM 3095 (REI/VG) 4 3 2 Price: \$1,301,000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Land Size: 867 sqm approx	Agent Comments
48 View Hill Cr ELTHAM 3095 (REI/VG) 5  3  2 Price: \$1,300,000 Method: Auction Sale Date: 16/11/2019 Property Type: House (Res) Land Size: 933 sqm approx	Agent Comments
5 Venue CI ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$1,250,000 Method: Auction Sale Date: 14/09/2019 Property Type: House (Res) Land Size: 989 sqm approx	Agent Comments

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.