

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

2/1141 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$750,000

&

\$800,000

Median sale price

Median price \$897,000

Property Type Townhouse

Suburb Eltham

Period - From 24/09/2023

to

23/09/2024

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	4/1228 Main Rd ELTHAM 3095	\$800,000	25/07/2024
2	22/64 Bridge St ELTHAM 3095	\$785,000	27/05/2024
3	6/15 Coleman Cr ELTHAM 3095	\$790,000	12/04/2024

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:

24/09/2024 10:36

2/1141 Main Road, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$750,000 - \$800,000

Median Townhouse Price

24/09/2023 - 23/09/2024: \$897,000



3 2 2

Property Type: Townhouse
(Single)

Land Size: 178 sqm approx

Agent Comments

Comparable Properties



4/1228 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$800,000

Method: Private Sale

Date: 25/07/2024

Rooms: 5

Property Type: Unit

Land Size: 234 sqm approx



22/64 Bridge St ELTHAM 3095 (REI)

Agent Comments

3 2 1

Price: \$785,000

Method: Private Sale

Date: 27/05/2024

Property Type: Townhouse (Res)



6/15 Coleman Cr ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$790,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Townhouse (Res)

Land Size: 284 sqm approx

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



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