

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

unit 12/1336 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$740,000

&

\$780,000

Median sale price

Median price

\$651,300

Property Type

Unit

Suburb

Eltham

Period - From

01/10/2019

to

31/12/2019

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		
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:

21/01/2020 18:19

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Double
Carpor
t

Indicative Selling Price
\$740,000 - \$780,000
Median Unit Price
December quarter 2019: \$651,300

Rooms: 7
Property Type: Strata Unit/Flat
Land Size: 609 sqm approx
Agent Comments
Clustered Development set back from Main Road with side access to backyard.

Comparable Properties

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.