

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

1a Brownes Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,085,000

Property Type House

Suburb Eltham

Period - From 01/04/2020

to 31/03/2021

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 Bird St ELTHAM 3095 | \$1,100,000 | 10/03/2021 |
| 2 | 2/64 Pitt St ELTHAM 3095 | \$1,210,000 | 05/01/2021 |
| 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:

18/06/2021 14:15



3 2 2

Property Type: Townhouse

Land Size: 336 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2021: \$1,085,000

Comparable Properties



2 Bird St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 10/03/2021

Property Type: House (Res)



2/64 Pitt St ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$1,210,000

Method: Private Sale

Date: 05/01/2021

Rooms: 6

Property Type: House

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.