

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

3/15 Coleman Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$620,000

&

\$670,000

Median sale price

Median price \$905,000

Property Type House

Suburb Eltham

Period - From 01/10/2018

to 30/09/2019

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	1/1294 Main Rd ELTHAM 3095	\$700,000	29/09/2019
2	6/1320 Main Rd ELTHAM 3095	\$690,000	20/08/2019
3	3/58 Beard St ELTHAM 3095	\$620,000	01/07/2019

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:

20/11/2019 12:47



3 2 2

Property Type: Unit
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median House Price

Year ending September 2019: \$905,000

Comparable Properties

1/1294 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$700,000
Method: Private Sale
Date: 29/09/2019
Property Type: Unit
Land Size: 404 sqm approx



6/1320 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$690,000
Method: Private Sale
Date: 20/08/2019
Property Type: Unit
Land Size: 194 sqm approx



3/58 Beard St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$620,000
Method: Private Sale
Date: 01/07/2019
Rooms: 4
Property Type: Unit
Land Size: 270 sqm approx