

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

2/1188 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$785,000

Property Type Unit

Suburb Eltham

Period - From 01/07/2022

to 30/06/2023

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	6/1336 Main Rd ELTHAM 3095	\$725,000	16/06/2023
2	3/50 Henry St ELTHAM 3095	\$720,000	17/06/2023
3	4/1135 Main Rd ELTHAM 3095	\$675,000	23/05/2023

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:

15/08/2023 09:30



3 1 1

Property Type: Unit
Land Size: 313 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Unit Price
Year ending June 2023: \$785,000

Comparable Properties



6/1336 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$725,000
Method: Sold Before Auction
Date: 16/06/2023
Property Type: House (Res)
Land Size: 562 sqm approx



3/50 Henry St ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$720,000
Method: Private Sale
Date: 17/06/2023
Rooms: 4
Property Type: Unit
Land Size: 289 sqm approx



4/1135 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000
Method: Private Sale
Date: 23/05/2023
Rooms: 4
Property Type: Unit

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