

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

3/1122 Main Road Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$721,000

Property type

Unit

Suburb

Eltham

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

3/1238 Main Road Eltham VIC 3095	\$720,000	16-Dec-20
17/1324 Main Road Eltham VIC 3095	\$740,000	19-Nov-20
2/1123 Main Road Eltham VIC 3095	\$781,000	01-Apr-21

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 6 months.~~

This Statement of Information was prepared on: 28 April 2021

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3/1238 Main Road Eltham VIC 3095 Sold Price **\$720,000** Sold Date **16-Dec-20**

 3  1  2

Distance **0.78km**



17/1324 Main Road Eltham VIC 3095 Sold Price **\$740,000** Sold Date **19-Nov-20**

 3  1  2

Distance **1.31km**



2/1123 Main Road Eltham VIC 3095 Sold Price ^{RS} **\$781,000** Sold Date **01-Apr-21**

 3  2  2

Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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