

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

17/91 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Range between \$640,000 & \$660,000

Median sale price

Median price \$780,000 Property Type Unit Suburb Eltham

Period - From 01/10/2022 to 31/12/2022 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 | 8/804 Main Rd ELTHAM 3095 | \$686,000 | 22/12/2022 |
| 2 | 4/40 Livingstone Rd ELTHAM 3095 | \$651,000 | 19/11/2022 |
| 3 | 3/87 Bible St ELTHAM 3095 | \$637,000 | 08/03/2023 |

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:

29/03/2023 10:16

17/91 Bridge Street, Eltham Vic 3095

**Jellis
Craig**

Chris Chapman

0421 736 592

chrischapman@jellisrcraig.com.au



2 1 1

Property Type: Townhouse
(Single)

Land Size: 107 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$660,000

Median Unit Price

December quarter 2022: \$780,000

Comparable Properties



8/804 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$686,000

Method: Private Sale

Date: 22/12/2022

Rooms: 3

Property Type: Townhouse (Res)



4/40 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

2 1 2

Price: \$651,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Townhouse (Res)



3/87 Bible St ELTHAM 3095 (REI)

Agent Comments

2 1 1

Price: \$637,000

Method: Private Sale

Date: 08/03/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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