



Tristan Messerle

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**Rooms:****Property Type:** Unit**Land Size:** 213 sqm**Agent Comments**

A sophisticated sanctuary of easy living, this contemporary residence is a masterpiece of modern design. Conveniently close to Eltham's station, schools, dining & shopping options, no detail has been overlooked in a superb interior delivering tastefully appointments & premium fixtures and finishes.

**Indicative Selling Price**

\$725,000 - \$750,000

**Median Unit Price**

March quarter 2017: \$715,000

## Comparable Properties

**5/1232 Main Rd ELTHAM 3095 (REI)**

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**Agent Comments**

Sold price \$740,000

**Price:****Method:** Private Sale**Date:** 27/05/2017**Rooms:** 6**Property Type:** Townhouse (Res)**1/1364 Main Rd ELTHAM 3095 (REI)**

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**Agent Comments****Price:** \$730,000**Method:** Auction Sale**Date:** 22/04/2017**Rooms:** 6**Property Type:** Townhouse (Res)**1/1220 Main Rd ELTHAM 3095 (REI)**

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**Agent Comments****Price:** \$690,000**Method:** Private Sale**Date:** 16/03/2017**Rooms:** 5**Property Type:** Townhouse (Res)**Land Size:** 298 sqm



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## 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

2/1232 Main Road, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$725,000

&

\$750,000

#### Median sale price

Median price \$715,000

Unit X

Suburb Eltham

Period - From 01/01/2017

to

31/03/2017

Source REIV

#### Comparable property sales

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
5/1232 Main Rd ELTHAM 3095		27/05/2017
1/1364 Main Rd ELTHAM 3095	\$730,000	22/04/2017
1/1220 Main Rd ELTHAM 3095	\$690,000	16/03/2017