

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

1/1137 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$811,000

Property Type

Unit

Suburb

Eltham

Period - From

01/04/2024

to

30/06/2024

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	64 Livingstone Rd ELTHAM 3095	\$807,000	08/06/2024
2	1149 Main Rd ELTHAM 3095	\$775,000	22/01/2024
3	2/6 Frank St ELTHAM 3095	\$775,000	23/12/2023

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:

26/07/2024 14:22



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  2
  6

Rooms:**Property Type:** House**Land Size:** 544 sqm approx

Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median Unit Price

June quarter 2024: \$811,000

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.

Comparable Properties

**64 Livingstone Rd ELTHAM 3095 (REI)**

Agent Comments

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  1
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Price: \$807,000**Method:** Auction Sale**Date:** 08/06/2024**Property Type:** House**Land Size:** 516 sqm approx**1149 Main Rd ELTHAM 3095 (REI/VG)**

Agent Comments

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  1

Price: \$775,000**Method:** Private Sale**Date:** 22/01/2024**Property Type:** House (Res)**Land Size:** 391 sqm approx**2/6 Frank St ELTHAM 3095 (REI/VG)**

Agent Comments

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  1

Price: \$775,000**Method:** Private Sale**Date:** 23/12/2023**Property Type:** Unit**Land Size:** 275 sqm approx