

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

17/1324 Main Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$845,000

Median sale price

Median price

\$860,000

Property Type

Unit

Suburb

Eltham

Period - From

01/04/2022

to

30/06/2022

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	2/150 Bible St ELTHAM 3095	\$875,250	17/05/2022
2	4/6 Shalbury Av ELTHAM 3095	\$840,000	13/07/2022
3	2/1164 Main Rd ELTHAM 3095	\$810,000	25/07/2022

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:

09/08/2022 12:46

17/1324 Main Road, Eltham Vic 3095

**Jellis
Craig**

Pina Kara

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Indicative Selling Price

\$845,000

Median Unit Price

June quarter 2022: \$860,000



3 1 2

Property Type: House

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



2/150 Bible St ELTHAM 3095 (REI/VG)

3 1 2

Agent Comments

No bodycorp

Price: \$875,250

Method: Private Sale

Date: 17/05/2022

Property Type: Unit

Land Size: 353 sqm approx



4/6 Shalbury Av ELTHAM 3095 (REI)

3 2 2

Agent Comments

Reverse Living

Price: \$840,000

Method: Private Sale

Date: 13/07/2022

Property Type: Townhouse (Single)

Land Size: 307 sqm approx



2/1164 Main Rd ELTHAM 3095 (REI)

3 2 2

Agent Comments

Older property to Main rd

Price: \$810,000

Method: Private Sale

Date: 25/07/2022

Property Type: Unit

Land Size: 333 sqm approx

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



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