

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

3/2 Bellevue Road, Eltham Vic 3095

Indicative selling price

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

Range between \$570,000

&

\$595,000

Median sale price

Median price \$703,000

Property Type Unit

Suburb Eltham

Period - From 01/07/2019

to 30/09/2019

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	1/15 Coleman Cr ELTHAM 3095	\$615,000	09/07/2019
2	1/91 Bible St ELTHAM 3095	\$590,000	27/10/2019
3	5/1104 Main Rd ELTHAM 3095	\$565,000	26/10/2019

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:

03/12/2019 11:36

3/2 Bellevue Road, Eltham Vic 3095

**Jellis
Craig**

Steve Schumann

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Indicative Selling Price

\$570,000 - \$595,000

Median Unit Price

September quarter 2019: \$703,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/15 Coleman Cr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 09/07/2019

Property Type: Unit



1/91 Bible St ELTHAM 3095 (REI)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 27/10/2019

Property Type: House (Res)

Land Size: 161 sqm approx



5/1104 Main Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 26/10/2019

Property Type: Unit

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.