

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



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