

# 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

4/1252 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 \$750,000

&

\$820,000

### Median sale price

Median price \$985,000

Property Type House

Suburb Eltham

Period - From 01/07/2019

to

30/06/2020

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	5/27 Arthur St ELTHAM 3095	\$830,000	06/06/2020
2	3/13 Grove St ELTHAM 3095	\$825,000	19/05/2020
3	9/167 Pitt St ELTHAM 3095	\$771,385	25/06/2020

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:

05/10/2020 16:06



4 2 2

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 246 sqm sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$820,000

**Median House Price**

Year ending June 2020: \$985,000

## Comparable Properties

**5/27 Arthur St ELTHAM 3095 (REI)**

Agent Comments

3 2 2

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 06/06/2020

**Rooms:** 5

**Property Type:** Apartment



**3/13 Grove St ELTHAM 3095 (REI)**

Agent Comments

3 2 2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 19/05/2020

**Property Type:** Townhouse (Single)

**Land Size:** 206 sqm approx



**9/167 Pitt St ELTHAM 3095 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$771,385

**Method:** Private Sale

**Date:** 25/06/2020

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 550 sqm approx