

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

1331 Main Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$940,000

Median sale price

Median price

\$1,085,000

Property Type

House

Suburb

Eltham

Period - From

01/04/2020

to

31/03/2021

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	6 Goodlet PI ELTHAM 3095	\$960,000	08/12/2020
2	63 Milborne Cr ELTHAM 3095	\$945,000	15/12/2020
3			

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:

26/04/2021 13:53

1331 Main Road, Eltham Vic 3095

**Jellis
Craig**

Chris Chapman

0421 736 592

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4 2 2

Property Type: House

Land Size: 784 sqm approx

Agent Comments

Indicative Selling Price

\$940,000

Median House Price

Year ending March 2021: \$1,085,000

Comparable Properties



6 Goodlet PI ELTHAM 3095 (REI/VG)

4 2 1

Price: \$960,000

Method: Private Sale

Date: 08/12/2020

Property Type: House

Land Size: 900 sqm approx

Agent Comments

More appealing location although market as increased since.



63 Milborne Cr ELTHAM 3095 (REI/VG)

4 4 2

Price: \$945,000

Method: Private Sale

Date: 15/12/2020

Property Type: House

Land Size: 806 sqm approx

Agent Comments

More appealing location although market as increased since.

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.

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.