

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

2/1158 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Eltham

Period - From 01/07/2020 to 30/06/2021 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	8/36 Livingstone Rd ELTHAM 3095	\$715,000	24/03/2021
2	1/98 Brougham St ELTHAM 3095	\$662,000	06/02/2021
3	2/69 Bible St ELTHAM 3095	\$655,000	29/04/2021

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:

06/08/2021 15:17



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2021: \$745,000

Comparable Properties



8/36 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$715,000

Method: Private Sale

Date: 24/03/2021

Property Type: Unit

Land Size: 255 sqm approx



1/98 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 2

Price: \$662,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Unit

Land Size: 183 sqm approx



2/69 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 2

Price: \$655,000

Method: Private Sale

Date: 29/04/2021

Property Type: Unit

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