Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/1158 Main Road, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$650,000		&		\$700,000			
Median sale pi	rice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Eltham
Period - From	01/07/2020	to	30/06/2021		So	urce	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.

Ade	dress 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









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)



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



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

Agent Comments



Price: \$655,000 Method: Private Sale Date: 29/04/2021 Property Type: Unit

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