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 4/1158 Main Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$859,990								
Median sale price									
Median price	\$725,000	Pro	operty Type Unit	:	Suburb	Eltham			
Period - From	01/01/2021	to	31/03/2021	Sourc	ce 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.

Add	dress of comparable property	Price	Date of sale
1	7/2 Parsons Rd ELTHAM 3095	\$850,000	12/05/2021
2	3/1246 Main Rd ELTHAM 3095	\$850,000	05/05/2021
3	9/38 Grove St ELTHAM 3095	\$800,000	10/04/2021

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:

29/06/2021 13:33





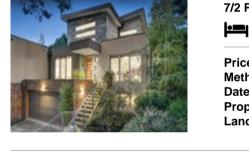
Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





Property Type: Agent Comments Indicative Selling Price \$859,990 Median Unit Price March quarter 2021: \$725,000

Comparable Properties



7/2 Parsons Rd ELTHAM 3095 (REI)

Price: \$850,000 Method: Private Sale Date: 12/05/2021 Property Type: House Land Size: 232 sqm approx

Agent Comments

Agent Comments

Similar size property in a less appealing location, Parsons did have the fourth bedroom downstairs though.

DARREN JONES



Price: \$850,000 Method: Private Sale Date: 05/05/2021 Property Type: Unit Land Size: 315 sqm approx

3

9/38 Grove St ELTHAM 3095 (REI/VG)

3/1246 Main Rd ELTHAM 3095 (REI/VG)

2

2

Price: \$800,000 Method: Auction Sale Date: 10/04/2021 Rooms: 5 Property Type: Townhouse (Res) Land Size: 327 sqm approx

Agent Comments

Grove Street still had some updating to do whilst Main Road is a brand new home.

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.