### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	13/91 Bridge Street, Eltham Vic 3095
Including suburb and	· ·

postcode

### Indicative selling price

Property offered for sale

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

Range between \$630,000 & \$690,000

### Median sale price

Median price	\$700,500	Pro	perty Type Unit		Suburb	Eltham
Period - From	01/04/2019	to	31/03/2020	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 sixmonths 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	4/91 Bridge St ELTHAM 3095	\$700,000	06/03/2020
2	3/91 Bridge St ELTHAM 3095	\$620,000	26/05/2020
3			

OR

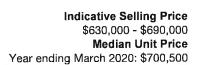
В\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/07/2020 13:14





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# Comparable Properties



4/91 Bridge St ELTHAM 3095 (REI)

Price: \$700,000 Method: Sale by Tender

Date: 06/03/2020

Rooms: 5

Property Type: Townhouse (Single)

Agent Comments



3/91 Bridge St ELTHAM 3095 (REI)

Price: \$620,000 Method: Private Sale Date: 26/05/2020

Property Type: Townhouse (Res) Land Size: 110 sqm approx

**Agent Comments** 

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.

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