

# 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

13/91 Bridge Street, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$690,000

### Median sale price

Median price \$700,500

Property 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 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	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

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:

03/07/2020 13:14

13/91 Bridge Street, Eltham Vic 3095

**Jellis  
Craig**

Chris Chapman  
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**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

Year ending March 2020: \$700,500

## Comparable Properties



**4/91 Bridge St ELTHAM 3095 (REI)**

**Agent Comments**

2 2 1

**Price:** \$700,000

**Method:** Sale by Tender

**Date:** 06/03/2020

**Rooms:** 5

**Property Type:** Townhouse (Single)



**3/91 Bridge St ELTHAM 3095 (REI)**

**Agent Comments**

2 1 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 26/05/2020

**Property Type:** Townhouse (Res)

**Land Size:** 110 sqm approx

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.