

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

4/1122 Main Road Eltham VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Eltham

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

2/8 Stanley Avenue Eltham VIC 3095	\$650,000	21-Aug-21
5/40 Livingstone Road Eltham VIC 3095	\$673,000	23-Sep-21

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 6 months.

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2/8 Stanley Avenue Eltham VIC 3095

Sold Price **\$650,000** Sold Date **21-Aug-21**

2 1 1

Distance **0.26km**



5/40 Livingstone Road Eltham VIC 3095

Sold Price ^{RS} **\$673,000** Sold Date **23-Sep-21**

2 1 2

Distance **0.43km**

RS = Recent sale **UN** = Undisclosed Sale

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