

# 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

Unit 1/1106 Main Road, 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

\$750,000

&

\$795,000

### Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Eltham

Period - From

01/07/2022

to

30/09/2022

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		
2		
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:

29/11/2022 15:29

Unit 1/1106 Main Road, Eltham Vic 3095



Sheryl Emerson  
(03) 9431 1243  
0448 770 081  
semerson@barryplant.com.au



32Single Garage and 2nd space

Rooms: 5  
Property Type: Townhouse  
Land Size: Strata sqm approx  
Agent Comments

Indicative Selling Price  
\$750,000 - \$795,000  
Median Unit Price  
September quarter 2022: \$800,000

## Comparable Properties

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 - Barry Plant | P: (03) 9431 1243



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