

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

3/62 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$535,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Eltham

Period - From

01/07/2020

to

30/06/2021

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 | 5/43-45 Railway Pde ELTHAM 3095 | \$530,000 | 04/05/2021 |
| 2 | 23/43 Railway Pde ELTHAM 3095 | \$520,000 | 24/04/2021 |
| 3 | 1/27 Pryor St ELTHAM 3095 | \$515,000 | 12/05/2021 |

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:

11/10/2021 13:34



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Property Type: Unit
Land Size: 110 sqm approx
Agent Comments

Indicative Selling Price
\$535,000
Median Unit Price
Year ending June 2021: \$745,000

Comparable Properties



5/43-45 Railway Pde ELTHAM 3095 (REI)

Agent Comments

2 1 1

Price: \$530,000
Method: Private Sale
Date: 04/05/2021
Rooms: 3
Property Type: Unit

23/43 Railway Pde ELTHAM 3095 (VG)

Agent Comments

2 - -

Price: \$520,000
Method: Sale
Date: 24/04/2021
Property Type: Flat/Unit/Apartment (Res)



1/27 Pryor St ELTHAM 3095 (VG)

Agent Comments

2 - -

Price: \$515,000
Method: Sale
Date: 12/05/2021
Property Type: Flat/Unit/Apartment (Res)

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