# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/62 Bridge Street, Eltham Vic 3095

## Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov.au	/underquoti	ing					
Single pric	e \$535,000									
Median sale price										
Median price	\$745,000	Pro	operty Type Unit			Suburb	Eltham			
Period - From	01/07/2020	to	30/06/2021	Sou	urce	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.

Add	dress 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









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)



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

Agent Comments

Agent Comments



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

23/43 Railway Pde ELTHAM 3095 (VG)



1/27 Pryor St ELTHAM 3095 (VG)



Price: \$515,000

Method: Sale Date: 12/05/2021 Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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Agent Comments