

# 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

2/78 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 \$590,000 & \$630,000

### Median sale price

Median price \$699,000 Property Type Unit Suburb Eltham

Period - From 02/02/2021 to 01/02/2022 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	3/82 Brougham St ELTHAM 3095	\$620,000	26/11/2021
2	3/91 Bible St ELTHAM 3095	\$600,000	18/10/2021
3	1/97 Brougham St ELTHAM 3095	\$590,000	15/11/2021

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:

02/02/2022 09:49

2/78 Bridge Street, Eltham Vic 3095

**Jellis  
Craig**

John Le Gros

03 9439 1222

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**Indicative Selling Price**

\$590,000 - \$630,000

**Median Unit Price**

02/02/2021 - 01/02/2022: \$699,000



2 1 1

**Property Type:** Unit

**Land Size:** 131 sqm approx

**Agent Comments**

## Comparable Properties



**3/82 Brougham St ELTHAM 3095 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 26/11/2021

**Property Type:** House (Res)

**Land Size:** 247 sqm approx

**3/91 Bible St ELTHAM 3095 (VG)**

**Agent Comments**

2 - -

**Price:** \$600,000

**Method:** Sale

**Date:** 18/10/2021

**Property Type:** Flat/Unit/Apartment (Res)



**1/97 Brougham St ELTHAM 3095 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 15/11/2021

**Property Type:** Unit

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



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