

# 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

6/91 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 \$690,000 & \$750,000

### 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	2/1158 Main Rd ELTHAM 3095	\$777,000	19/09/2021
2	2/91 Bridge St ELTHAM 3095	\$765,000	19/05/2021
3	203/27 Arthur St ELTHAM 3095	\$680,000	27/09/2021

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:

08/10/2021 13:09



2 1 1

**Property Type:** Unit  
**Land Size:** 114 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median Unit Price**  
Year ending June 2021: \$745,000

## Comparable Properties



**2/1158 Main Rd ELTHAM 3095 (REI)**

**Agent Comments**

2 1 1

**Price:** \$777,000  
**Method:** Private Sale  
**Date:** 19/09/2021  
**Property Type:** Townhouse (Single)  
**Land Size:** 127 sqm approx



**2/91 Bridge St ELTHAM 3095 (REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 19/05/2021  
**Property Type:** Townhouse (Single)



**203/27 Arthur St ELTHAM 3095 (REI)**

**Agent Comments**

2 2 1

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 27/09/2021  
**Property Type:** Apartment

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