## 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 6/91 Bridge Street, Eltham Vic 3095

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing  |        |        |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|--------|
| Range betweer   | \$690,000         |      | &            |       | \$750,000 |      |        |        |
| Median sale pi  | rice              |      |              |       |           |      |        |        |
| Median price    | \$745,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Eltham |
| Period - From   | 01/07/2020        | to   | 30/06/2021   |       | So        | 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.

| Ade | dress 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









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)

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

Agent Comments

Agent Comments



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



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



203/27 Arthur St ELTHAM 3095 (REI)



Agent Comments

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

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



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