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 3/1326 Main Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$880,000					
Median sale p	rice									
Median price	\$1,085,000	Pro	operty Type	Hou	se		Suburb	Eltham		
Period - From	01/10/2020	to	31/12/2020		So	ource	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	4 White Gum PI RESEARCH 3095	\$830,000	09/02/2021
2	4/1252 Main Rd ELTHAM 3095	\$820,000	22/10/2020
3	2/116 Bible St ELTHAM 3095	\$800,000	13/03/2021

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:

01/04/2021 15:09









Property Type: Unit Land Size: 256 approx. sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price December quarter 2020: \$1,085,000

Comparable Properties



4 White Gum PI RESEARCH 3095 (REI)



Price: \$830,000 Method: Private Sale Date: 09/02/2021 Property Type: Townhouse (Single) Land Size: 307 sqm approx Agent Comments



4/1252 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$820,000 Method: Private Sale Date: 22/10/2020 Property Type: Townhouse (Single) Land Size: 246 sqm approx



2/116 Bible St ELTHAM 3095 (REI)



Agent Comments

Price: \$800,000 Method: Auction Sale Date: 13/03/2021 Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.