

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

3/1326 Main Road, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$1,085,000

Property Type House

Suburb Eltham

Period - From 01/10/2020

to 31/12/2020

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	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



 3  2  2

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)

Agent Comments

 4  2  2

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



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

Agent Comments

 4  2  2

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

 3  2  2

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