

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

5/1443 Main Road, Eltham Vic 3095

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$1,182,500

Property Type

House

Suburb

Eltham

Period - From

01/10/2020

to

30/09/2021

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	15 Valley Rd RESEARCH 3095	\$1,010,000	15/10/2021
2	4/1320 Main Rd ELTHAM 3095	\$985,000	29/04/2021
3	1/26 Raglan Rd RESEARCH 3095	\$980,100	14/07/2021

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:

19/10/2021 12:41

5/1443 Main Road, Eltham Vic 3095

**Jellis
Craig**

John Le Gros

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Indicative Selling Price

\$1,000,000

Median House Price

Year ending September 2021: \$1,182,500



3 2 2

Property Type: Townhouse
(Single)

Land Size: 490 sqm approx

Agent Comments

Comparable Properties



15 Valley Rd RESEARCH 3095 (REI)

Agent Comments

3 1 1

Price: \$1,010,000

Method: Sold Before Auction

Date: 15/10/2021

Property Type: House (Res)

Land Size: 734 sqm approx



4/1320 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

4 2 2

Price: \$985,000

Method: Private Sale

Date: 29/04/2021

Property Type: Townhouse (Res)

Land Size: 367 sqm approx



1/26 Raglan Rd RESEARCH 3095 (REI/VG)

Agent Comments

3 2 3

Price: \$980,100

Method: Private Sale

Date: 14/07/2021

Property Type: Townhouse (Res)

Land Size: 326 sqm approx

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



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