



Tristan Messerle

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Indicative Selling Price

\$580,000 - \$635,000

Median Unit Price

March quarter 2017: \$715,000



3 2 1

Rooms:

Property Type: Strata Unit/Flat

Land Size:

Agent Comments

Comparable Properties



2/1138 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$638,000

Method: Private Sale

Date: 24/03/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 455 sqm



1/1252 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 1

Price: \$620,100

Method: Private Sale

Date: 06/12/2016

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 164 sqm



6/72-74 Bridge St ELTHAM 3095 (VG)

Agent Comments

3 - -

Price: \$570,000

Method: Sale

Date: 21/11/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Land Size:



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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

3/1110 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$580,000 & \$635,000

Median sale price

Median price \$715,000

Unit X

Suburb Eltham

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|--------------------------------|-----------|--------------|
| 2/1138 Main Rd ELTHAM 3095 | \$638,000 | 24/03/2017 |
| 1/1252 Main Rd ELTHAM 3095 | \$620,100 | 06/12/2016 |
| 6/72-74 Bridge St ELTHAM 3095 | \$570,000 | 21/11/2016 |