

Rooms: Property Type: Strata Unit/Flat Land Size: Agent Comments

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> **Indicative Selling Price** \$580,000 - \$635,000 **Median Unit Price** March quarter 2017: \$715,000

Comparable Properties



2/1138 Main Rd ELTHAM 3095 (REI) 3 **D** 2

Price: \$638,000 Method: Private Sale Date: 24/03/2017 Rooms: 5 Property Type: Townhouse (Res) Land Size: 455 sqm

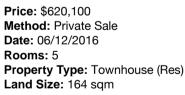
Agent Comments



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

Agent Comments





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



Agent Comments

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 3/1110 Main Road, Eltham Vic 3095 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$580,000			&	\$635,000	
Median sale p	rice					
Median price	\$715,000	ι	Jnit	х	Subur	b Eltham
Period - From	01/01/2017	to 3	31/03	3/2017	Source RE	IV

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

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