

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/55 Batman Road Eltham VIC 3095

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,140,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

\*House

\*Unit

Suburb

Eltham

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

### 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 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

23A John Street Eltham VIC 3095	\$1,230,000	01-Jul-19

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 6 months.

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23A John Street Eltham VIC 3095

Sold Price

<sup>RS</sup> \$1,230,000

Sold Date

01-Jul-19



3



2



2

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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