

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

1/1386 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,040,000

&

\$1,110,000

Median sale price

Median price \$1,050,000

Property Type House

Suburb Eltham

Period - From 01/01/2020

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	1a Parsons Rd, Eltham, Vic 3095, Australia	\$1,075,000	02/03/2021
2	5/1386 Main Rd ELTHAM 3095	\$1,150,000	21/11/2020
3	3/1386 Main Rd ELTHAM 3095	\$1,130,000	24/02/2021

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:

22/03/2021 13:41



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,040,000 - \$1,110,000

Median House Price

Year ending December 2020: \$1,050,000

Comparable Properties

1a Parsons Rd, Eltham, Vic 3095, Australia
(REI)

Agent Comments

 3  2  2

Price: \$1,075,000

Method:

Date: 02/03/2021

Property Type: House



5/1386 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,150,000

Method: Private Sale

Date: 21/11/2020

Property Type: House



3/1386 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$1,130,000

Method: Private Sale

Date: 24/02/2021

Property Type: House