

# 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

7/1443 Main Road, Eltham Vic 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$930,000

### Median sale price

Median price \$720,000

Property Type Unit

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	1/1248 Main Rd ELTHAM 3095	\$939,500	07/12/2020
2	2/16 Raglan Rd RESEARCH 3095	\$910,000	11/03/2021
3	2/26 Raglan Rd RESEARCH 3095	\$887,000	02/12/2020

**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:

15/03/2021 15:03



 4  2  2

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 318 sqm approx

Agent Comments

**Indicative Selling Price**

\$870,000 - \$930,000

**Median Unit Price**

Year ending December 2020: \$720,000

## Comparable Properties



**1/1248 Main Rd ELTHAM 3095 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$939,500

**Method:** Private Sale

**Date:** 07/12/2020

**Property Type:** House

**Land Size:** 300 sqm approx



**2/16 Raglan Rd RESEARCH 3095 (REI)**

Agent Comments

 3  2  2

**Price:** \$910,000

**Method:** Private Sale

**Date:** 11/03/2021

**Property Type:** House (Res)

**Land Size:** 375 sqm approx



**2/26 Raglan Rd RESEARCH 3095 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$887,000

**Method:** Private Sale

**Date:** 02/12/2020

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 313 sqm approx