

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

106 Brougham Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$570,000

&

\$627,000

Median sale price

Median price

\$700,000

House

Unit

X

Suburb

Eltham

Period - From

01/10/2017

to

30/09/2018

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	2/8 Walsh St ELTHAM 3095	\$620,000	05/09/2018
2	1a Bryan Ct ELTHAM 3095	\$620,000	21/08/2018
3	4/87 Bible St ELTHAM 3095	\$575,000	12/05/2018

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.

106 Brougham Street, Eltham Vic 3095



2 1 2

Rooms:

Property Type: Strata Unit/Flat

Land Size: 252 sqm approx

Agent Comments

Indicative Selling Price

\$570,000 - \$627,000

Median Unit Price

Year ending September 2018: \$700,000

Comparable Properties



2/8 Walsh St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 05/09/2018

Rooms: -

Property Type: Unit



1a Bryan Ct ELTHAM 3095 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 21/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 236 sqm approx



4/87 Bible St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Auction Sale

Date: 12/05/2018

Rooms: 3

Property Type: Unit