

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

4/72-74 Bridge Street, Eltham Vic 3095

Indicative selling price

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

Single price

\$735,000

Median sale price

Median price

\$830,750

Property Type

Unit

Suburb

Eltham

Period - From

01/10/2021

to

31/12/2021

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	6/91 bridge St ELTHAM 3095	\$730,000	11/10/2021
2	3/28-32 Livingstone Rd ELTHAM 3095	\$720,000	24/10/2021
3			

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:

08/02/2022 12:24

4/72-74 Bridge Street, Eltham Vic 3095

**Jellis
Craig**

Scott Nugent
0438 054 993
scottnugent@jellisrcraig.com.au



2 1 1

Property Type: Townhouse
(Single)
Land Size: 124 sqm approx
Agent Comments

Indicative Selling Price

\$735,000

Median Unit Price

December quarter 2021: \$830,750

Comparable Properties



6/91 bridge St ELTHAM 3095 (REI/VG)

Agent Comments

2 1 1

Price: \$730,000
Method: Private Sale
Date: 11/10/2021
Property Type: Townhouse (Single)
Land Size: 114 sqm approx



3/28-32 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments

2 2 1

Price: \$720,000
Method: Auction Sale
Date: 24/10/2021
Property Type: Townhouse (Res)
Land Size: 162 sqm approx

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.

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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