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

1/1220 Main Road, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	\$840,000		&		\$890,000				
Median sale price									
Median price	\$936,556	Pro	operty Type	Том	nhouse		Suburb	Eltham	
Period - From	19/03/2023	to	18/03/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	3/15 Grove St ELTHAM 3095	\$922,012	15/12/2023
2	1/1320 Main Rd ELTHAM 3095	\$860,000	07/10/2023
3	3/34 Batman Rd ELTHAM 3095	\$850,000	19/10/2023

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:

19/03/2024 13:07









Property Type: Townhouse Land Size: 298 sqm approx Agent Comments

Indicative Selling Price \$840,000 - \$890,000 **Median Townhouse Price** 19/03/2023 - 18/03/2024: \$936,556

Comparable Properties



3/15 Grove St ELTHAM 3095 (REI) 2 2



Price: \$922,012 Method: Private Sale Date: 15/12/2023 Property Type: Townhouse (Single) Land Size: 189 sqm approx

Agent Comments



1/1320 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$860,000 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res)

3/34 Batman Rd ELTHAM 3095 (REI/VG)



Agent Comments

Price: \$850.000 Method: Private Sale Date: 19/10/2023 Property Type: Unit Land Size: 266 sqm approx

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





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