Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	2/1159 Main Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between \$640,000	&	\$680,000
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Median sale price

Median price	\$745,000	Pro	perty Type U	nit		Suburb	Eltham
Period - From	16/08/2022	to	15/08/2023	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.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	3/78 Franklin St ELTHAM 3095	\$696,000	02/08/2023
2	4/1135 Main Rd ELTHAM 3095	\$675,000	23/05/2023
3	5/18 Livingstone Rd ELTHAM 3095	\$650,000	29/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/08/2023 09:55









Rooms: 3

Property Type: Unit Land Size: 173 sqm approx

Agent Comments

Indicative Selling Price \$640,000 - \$680,000 **Median Unit Price** 16/08/2022 - 15/08/2023: \$745,000

Comparable Properties



3/78 Franklin St ELTHAM 3095 (REI)





Price: \$696,000 Method: Private Sale Date: 02/08/2023 Property Type: Unit

Agent Comments



4/1135 Main Rd ELTHAM 3095 (REI/VG)

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Price: \$675,000 Method: Private Sale Date: 23/05/2023 Rooms: 4

Property Type: Unit

Agent Comments



5/18 Livingstone Rd ELTHAM 3095 (REI/VG)



Price: \$650.000 Method: Private Sale Date: 29/03/2023 Property Type: Unit

Land Size: 200 sqm approx

Agent Comments

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





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