

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

2/1386 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between \$1,080,000 & \$1,160,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Eltham

Period - From 14/02/2023 to 13/02/2024 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	1/91 Park Rd ELTHAM 3095	\$1,175,000	18/11/2023
2			
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: 14/02/2024 11:23



Property Type:
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,160,000
Median House Price
14/02/2023 - 13/02/2024: \$1,200,000

Comparable Properties



1/91 Park Rd ELTHAM 3095 (REI)



Price: \$1,175,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 348 sqm approx

Agent Comments

Park Road was a smaller, inferior home however was a Street off the Main Road

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.

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