

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

4/1228 MAIN ROAD ELTHAM VIC 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Eltham

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

2/6 FRANK STREET ELTHAM VIC 3095	\$775,000	23-Dec-23
6/15 COLEMAN CRESCENT ELTHAM VIC 3095	\$790,000	16-Apr-24
5/36 BEARD STREET ELTHAM VIC 3095	\$850,000	29-Nov-23

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 6 months.~~

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2/6 FRANK STREET ELTHAM VIC 3095

3 1 1

Sold Price **\$775,000** Sold Date **23-Dec-23**

Distance **0.58km**



6/15 COLEMAN CRESCENT ELTHAM VIC 3095

3 2 2

Sold Price ^{RS} **\$790,000** Sold Date **16-Apr-24**

Distance **0.23km**



5/36 BEARD STREET ELTHAM VIC 3095

3 2 2

Sold Price **\$850,000** Sold Date **29-Nov-23**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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