

## 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

4/1324 MAIN ROAD ELTHAM VIC 3095

### Indicative selling price

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

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Eltham

Period-from

01 Mar 2023

to

29 Feb 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

7/29 STANLEY AVENUE ELTHAM VIC 3095	950000	07-Mar-24
1/1320 MAIN ROAD ELTHAM VIC 3095	860000	07-Oct-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.

This Statement of Information was prepared on: 27 March 2024

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**7/29 STANLEY AVENUE ELTHAM  
 VIC 3095**

3 2 2

Sold Price

<sup>RS</sup> **950000** Sold Date **07-Mar-24**

Distance **0.86km**



**1/1320 MAIN ROAD ELTHAM VIC  
 3095**

3 2 2

Sold Price

**860000** Sold Date **07-Oct-23**

Distance **0.11km**

RS = Recent sale      UN = Undisclosed Sale

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