

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

Unit 2/1324 Main Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$700,000

&

\$740,000

Median sale price

Median price

\$652,350

House

Unit

X

Suburb

Eltham

Period - From

01/10/2017

to

31/12/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

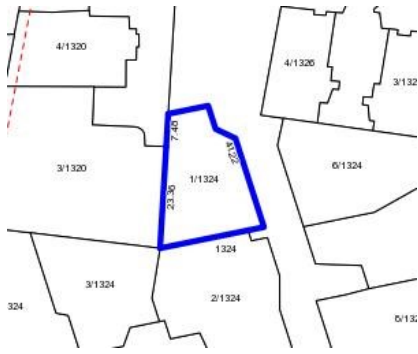
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 2 Andrews St ELTHAM 3095 | \$1,160,000 | 31/01/2018 |
| 2 | 90 Livingstone Rd ELTHAM 3095 | \$875,000 | 26/01/2018 |
| 3 | 17/1324 Main Rd ELTHAM 3095 | \$685,000 | 24/01/2018 |

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.

Unit 2/1324 Main Road, Eltham Vic 3095



Rooms:
Property Type: House
Land Size: 615.985 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$740,000
Median Unit Price
December quarter 2017: \$652,350

Comparable Properties



2 Andrews St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,160,000
Method: Private Sale
Date: 31/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 782 sqm approx



90 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$875,000
Method: Sold Before Auction
Date: 26/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 796 sqm approx



17/1324 Main Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 24/01/2018
Rooms: 4
Property Type: House
Land Size: 448 sqm approx