

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

142 Brougham Street, Eltham Vic 3095

Indicative selling price

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

Single price \$1,240,000

Median sale price

Median price \$1,005,000

House

X

Unit

Suburb Eltham

Period - From 01/04/2018

to 30/06/2018

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	122 Arthur St ELTHAM 3095	\$1,250,000	12/04/2018
2	5 Christine Av ELTHAM 3095	\$1,201,500	12/05/2018
3	3 Anka CI ELTHAM 3095	\$1,030,000	26/05/2018

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.



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



122 Arthur St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,250,000

Method: Sold Before Auction

Date: 12/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 807 sqm approx



5 Christine Av ELTHAM 3095 (REI)

Agent Comments



Price: \$1,201,500

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: House (Res)



3 Anka Ct ELTHAM 3095 (REI)

Agent Comments



Price: \$1,030,000

Method: Auction Sale

Date: 26/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 1060 sqm approx