

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

7/706 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

\$1,280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,000

Property type

Unit

Suburb

Eltham

Period-from

01 Jul 2023

to

30 Jun 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

22/64 BRIDGE STREET ELTHAM VIC 3095	785000	27-May-24
1/5 GRAND BOULEVARD MONTMORENCY VIC 3094	1180000	17-Jun-24
2/100 PITT STREET ELTHAM VIC 3095	1120000	24-Feb-24

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.~~

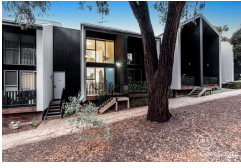
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**22/64 BRIDGE STREET ELTHAM
VIC 3095**

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Sold Price

785000Sold Date **27-May-24**

Distance

0.51km**1/5 GRAND BOULEVARD
MONTMORENCY VIC 3094**

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Sold Price

1180000Sold Date **17-Jun-24**

Distance

1.94km**2/100 PITT STREET ELTHAM VIC
3095**

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Sold Price

1120000Sold Date **24-Feb-24**

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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