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	2/11 Baxter Street, Eltham Vic 3095

Indicative selling price

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

Range between $700,000 & $760,000

Median sale price

Median price $1,250,000 Property Type House Suburb Eltham

Period - From 01/01/2021 to 31/12/2021 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	113 Bridge St ELTHAM 3095	$820,000	01/12/2021
2	1/20 Sylvan St MONTMORENCY 3094	$750,000	22/11/2021
3	14/141 Main Rd LOWER PLENTY 3093	$706,200	08/02/2022

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.~~

This Statement of Information was prepared on: 14/02/2022 17:41

2/11 Baxter Street, Eltham Vic 3095

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2 1 1

Property Type: Dual Occupancy

Agent Comments

Indicative Selling Price
$700,000 - $760,000
Median House Price
Year ending December 2021: $1,250,000

Comparable Properties



113 Bridge St ELTHAM 3095 (REI/VG)

2 1 1

Price: $820,000
Method: Sold Before Auction
Date: 01/12/2021
Rooms: 3
Property Type: House (Res)
Land Size: 374 sqm approx

Agent Comments



1/20 Sylvan St MONTMORENCY 3094 (REI/VG)

2 1 1

Price: $750,000
Method: Private Sale
Date: 22/11/2021
Property Type: Unit
Land Size: 344 sqm approx

Agent Comments



14/141 Main Rd LOWER PLENTY 3093 (REI)

2 1 1

Price: $706,200
Method: Private Sale
Date: 08/02/2022
Property Type: Unit
Land Size: 217 sqm approx

Agent Comments

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