



James Newton  
9431 2444  
0421 733 914

jnewton@morrisonkleeman.com.au

## 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	5 Thomas Street, Eltham Vic 3095
---	----------------------------------

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$859,950

#### Median sale price

Median price	\$860,500	House	X	Unit		Suburb	Eltham
Period - From	01/04/2017	to	30/06/2017	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	66 Valonia Dr ELTHAM 3095	\$861,000	17/06/2017
2	87 Silver St ELTHAM 3095	\$842,000	03/06/2017
3	14 Floriston Gr ELTHAM 3095	\$840,500	14/03/2017

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.



James Newton  
9431 2444  
0421 733 914

jnewton@morrisonkleeman.com.au

**Indicative Selling Price**  
\$859,950

**Median House Price**  
June quarter 2017: \$860,500



3   2   2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 868 sqm approx  
Agent Comments

## Comparable Properties



66 Valonia Dr ELTHAM 3095 (REI)

Agent Comments

4   2   2

**Price:** \$861,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 781 sqm approx



87 Silver St ELTHAM 3095 (REI/VG)

Agent Comments

3   1   1

**Price:** \$842,000  
**Method:** Auction Sale  
**Date:** 03/06/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 960 sqm approx



14 Floriston Gr ELTHAM 3095 (REI/VG)

Agent Comments

3   2   2

**Price:** \$840,500  
**Method:** Private Sale  
**Date:** 14/03/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 806 sqm approx