





Rooms: 7 Property Type: House Agent Comments Erin McDougall 8841 4888 0439 004 696 erinmcdougall@jelliscraig.com.au

Indicative Selling Price \$680,000 - \$740,000 Median House Price Year ending June 2017: \$875,000

Comparable Properties

2/4 Stanley Av ELTHAM 3095 (REI) 2 3 1 2 2 Price: \$765,000 Method: Auction Sale Date: 29/04/2017 Rooms: - Property Type: Unit Land Size: 540 sqm approx	Agent Comments
19 Elsa Ct ELTHAM 3095 (REI) 3 1 1 1 Price: \$725,000 Method: Sold Before Auction Date: 14/03/2017 Rooms: 4 Property Type: House (Res) Land Size: 569 sqm approx	Agent Comments
3/1123 Main Rd ELTHAM 3095 (REI) 3 2 2 2 Price: \$720,000 Method: Private Sale Date: 09/05/2017 Rooms: 6 Property Type: Townhouse (Res)	Agent Comments

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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 17/1336 Main Road, Eltham Vic 3095 Including suburb and postcode

Indicative selling price

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

 Range between \$680,000
 & \$740,000

 Median sale price
 Median price \$875,000

 House X
 Suburb Eltham

 Period - From 01/07/2016
 to 30/06/2017

Comparable property sales

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
2/4 Stanley Av ELTHAM 3095	\$765,000	29/04/2017
19 Elsa Ct ELTHAM 3095	\$725,000	14/03/2017
3/1123 Main Rd ELTHAM 3095	\$720,000	09/05/2017

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