



**Rooms:** 7  
**Property Type:** House  
**Agent Comments**

**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)**

**Agent Comments**



**Price:** \$765,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 540 sqm approx



**19 Elsa Ct ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$725,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 569 sqm approx



**3/1123 Main Rd ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 09/05/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)

**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

17/1336 Main Road, Eltham Vic 3095

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

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

**Median sale price**

Median price \$875,000

House X

Suburb Eltham

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

Source REIV

**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