

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

6/36 Livingstone Road, Eltham Vic 3095
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Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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		
2		
3		

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.



Rooms:
Property Type: Unit
Land Size: 316 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median Unit Price
Year ending December 2017: \$710,000

Comparable Properties



2/150 Bible St ELTHAM 3095 (REI)

Agent Comments



Price: \$731,500
Method: Private Sale
Date: 25/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 352 sqm approx



94b Pitt St ELTHAM 3095 (REI)

Agent Comments



Price: \$706,500
Method: Private Sale
Date: 16/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 491 sqm approx

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.