



Graham Morrison
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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

14 Hollyoak Rise, Eltham North Vic 3095

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$874,000

House

X

Unit

Suburb Eltham North

Period - From 01/07/2016

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		
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.

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

Year ending June 2017: \$874,000



Rooms:

Property Type: Land (Res)

Land Size: 1300 sqm approx

Agent Comments

In a time where land is getting smaller, but our desire is for larger homes, this sizeable vacant allotment of 1300m² (approx) presents the perfect opportunity to secure your quarter-acre slice of Eltham North lifestyle excellence. Just a few minutes to Eltham's station, fabulous restaurants, café's, shops and boutiques, it's within the prized St Helena College zone. The ideal platform to construct something unique and individual in a prized pocket (stca). Call your architect and builder and let your journey begin. Expressions of interest closing on the 2nd of October at 5:00pm

Comparable Properties

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