

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

5/28 Livingstone Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price \$685,000

House

Unit

X

Suburb

Eltham

Period - From

01/07/2017

to

30/06/2018

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	7/28 Livingstone Rd ELTHAM 3095	\$664,000	03/03/2018
2	4/2-4 Park West Rd ELTHAM 3095	\$638,000	14/04/2018
3	2/41 Luck St ELTHAM 3095	\$635,000	17/03/2018

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: Townhouse
 (Single)
Land Size: 200 sqm approx
 Agent Comments

Indicative Selling Price
 \$590,000 - \$640,000
Median Unit Price
 Year ending June 2018: \$685,000

Comparable Properties



7/28 Livingstone Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$664,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 4
Property Type: Townhouse (Res)



4/2-4 Park West Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$638,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: Unit
Land Size: 226 sqm approx



2/41 Luck St ELTHAM 3095 (REI)

Agent Comments



Price: \$635,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: Unit
Land Size: 163 sqm approx