

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	5/28 Livingstone 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 \$590,000	&	\$640,000
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#### Median sale price

Median price	\$685,000	Hou	se	Unit	Х	Suburb	Eltham
Period - From	01/07/2017	to	30/06/2018		Source	REIV	

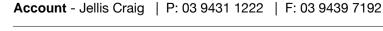
#### Comparable property sales (\*Delete A or B below as applicable)

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.







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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)





Price: \$664,000 Method: Auction Sale Date: 03/03/2018

Rooms: 4

Property Type: Townhouse (Res)

**Agent Comments** 



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

**-**2





Price: \$638,000 Method: Auction Sale Date: 14/04/2018

Rooms: -

Property Type: Unit

Land Size: 226 sqm approx

Agent Comments



2/41 Luck St ELTHAM 3095 (REI)





Price: \$635,000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: Unit

Land Size: 163 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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