

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$870,000	&	\$920,000

#### Median sale price

Median price	\$920,000	Ηοι	use X	Unit		Subu	rb Eltham North
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

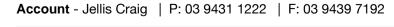
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	8 Dale Av ELTHAM NORTH 3095	\$930,550	22/02/2018
2	208 Progress Rd ELTHAM NORTH 3095	\$875,000	30/04/2018
3	12 Progress Rd ELTHAM NORTH 3095	\$865,573	02/12/2017

#### 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: Agent Comments** 

**Indicative Selling Price** \$870,000 - \$920,000 **Median House Price** Year ending March 2018: \$920,000

## Comparable Properties



8 Dale Av ELTHAM NORTH 3095 (REI)



Price: \$930,550 Method: Private Sale Date: 22/02/2018

Rooms: -

Property Type: House (Res) Land Size: 1012 sqm approx **Agent Comments** 



208 Progress Rd ELTHAM NORTH 3095 (REI)





Price: \$875.000

Method: Sold Before Auction

Date: 30/04/2018

Rooms: -

Property Type: House (Res) Land Size: 781 sqm approx

Agent Comments



12 Progress Rd ELTHAM NORTH 3095 (REI)







Price: \$865,573 Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: House (Res) Land Size: 848 sqm approx

**Agent Comments** 

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