



Tristan Messerle

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Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

Year ending June 2017: \$640,449



2 1 1

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 245.5 sqm approx

Agent Comments

Comparable Properties



4/1122 Main Rd ELTHAM 3095 (VG)

Agent Comments

2 - -

Price: \$560,000

Method: Sale

Date: 30/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

3/63 Looker Rd MONTMORENCY 3094 (VG)

Agent Comments

2 - -

Price: \$490,000

Method: Sale

Date: 12/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/101 Brougham St ELTHAM 3095 (REI/VG)

Agent Comments

1 1 1

Price: \$460,000

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: Unit

Land Size: 210 sqm approx



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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

3/19 Silver Street, Eltham Vic 3095

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$640,449

Unit X

Suburb Eltham

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
4/1122 Main Rd ELTHAM 3095	\$560,000	30/03/2017
3/63 Looker Rd MONTMORENCY 3094	\$490,000	12/03/2017
1/101 Brougham St ELTHAM 3095	\$460,000	04/03/2017