3/19 Silver Street, Eltham Vic 3095







Rooms: Property Type: Flat/Unit/Apartment (Res) Land Size: 245.5 sqm approx Agent Comments Tristan Messerle 9431 2444 0438 176 416 tmesserle@morrisonkleeman.com.au

> Indicative Selling Price \$470,000 - \$510,000 Median Unit Price Year ending June 2017: \$640,449

Comparable Properties



4/1122 Main Rd ELTHAM 3095 (VG)



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

Agent Comments

Agent Comments



Price: \$490,000 Method: Sale Date: 12/03/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



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



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 3/19 Silver Street, Eltham Vic 3095 Including suburb and postcode

Indicative selling price

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

Range betweer	n \$470,000			&	\$510,000	
Median sale p	rice					
Median price	\$640,449		Unit	х	Subur	b Eltham
Period - From	01/07/2016	to	30/06	6/2017	Source RE	IV

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

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