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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

69 Wycliffe Crescent, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000

&

\$920,000

#### Median sale price

Median price \$860,500

House

X

Unit

Suburb Eltham

Period - From 01/04/2017

to

30/06/2017

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 | 32 Wycliffe Cr ELTHAM 3095     | \$920,000 | 18/03/2017   |
| 2 | 11 Hartland Way ELTHAM 3095    | \$880,000 | 17/06/2017   |
| 3 | 66 Valonia Dr ELTHAM 3095      | \$861,000 | 17/06/2017   |

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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**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

June quarter 2017: \$860,500



4 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 785 sqm approx

Agent Comments

## Comparable Properties



**32 Wycliffe Cr ELTHAM 3095 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$920,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 788 sqm approx



**11 Hartland Way ELTHAM 3095 (REI)**

Agent Comments

4 2 4

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 877 sqm approx



**66 Valonia Dr ELTHAM 3095 (REI)**

Agent Comments

4 2 2

**Price:** \$861,000

**Method:** Auction Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 781 sqm approx