

### 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

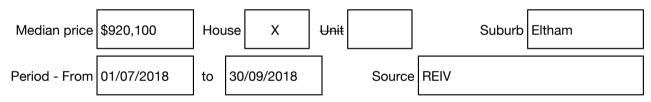
s 1/234 Bolton Street, Eltham Vic 3095 d e

#### Indicative selling price

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

Range between	\$645,000	&	\$695,000
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#### Median sale price



#### 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	2/5 Flint St ELTHAM 3095	\$720,000	28/09/2018
2	1/13 Adam Cr MONTMORENCY 3094	\$675,000	28/08/2018
3	2/1a Souter St ELTHAM 3095	\$636,000	29/10/2018

#### 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.

Account - Barry Plant Bundoora | P: 03 9467 5444 | F: 03 9467 5988

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms: Property Type: House (Previously Occupied - Detached) Agent Comments Indicative Selling Price \$645,000 - \$695,000 Median House Price September quarter 2018: \$920,100

## **Comparable Properties**

Land Size: 387 sqm approx 1/13 Adam Cr MONTMORENCY 3094 (REI/VG) 1/13 Adam Cr MONTMORENCY 3094 (REI/VG) 1/13 Adam Cr MONTMORENCY 3094 (REI/VG) 1/13 Adam Cr MONTMORENCY 3094 (REI/VG) 2/14 Adam Cr MONTMORENCY 3094 (REI/VG) 2/14 Souther St ELTHAM 3095 (VG)	Agent Comments
2/1a Souter St ELTHAM 3095 (VG) Price: \$636,000 Method: Sale Date: 29/10/2018 Rooms: - Property Type: House (Res) Land Size: 195 sqm approx	Agent Comments

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