

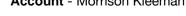
Statement of Information

Single residential property located in the Melbourne metropolitan

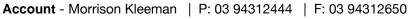
| | | | | Section 47 | AF of the Estate | Agents Act 1980 | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----|------------|-------------|------------------|-----------------|--|
| Property offer | ed for sale | | | | | | |
| Including subu | Address ncluding suburb and postcode 92 Railway Parade, Eltham Vic 3095 | | | | | | |
| Indicative sell | ing price | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | |
| Range betwee | n \$1,450,000 | | & | \$1,550,000 | | | |
| Median sale price | | | | | | | |
| Median price | \$860,500 | Ho | use 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) | | | | | | | |
| These are the three properties sold within two kilometres of the property for sale in the last sixmonths 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 | | | | | | | |
| 3 | | | | | | | |
| OR | | | | | | | |

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.



B*







Generated: 16/08/2017 15:49



Tristan Messerle 9431 2444 0438 176 416 tmesserle@morrisonkleeman.com.au

> **Indicative Selling Price** \$1,450,000 - \$1,550,000

Median House Price

June quarter 2017: \$860,500



Rooms:

Property Type: House Land Size: 5254 sqm approx

Agent Comments

A remarkably rare size surprise, on a botanical like 1.3 acres bordering the Diamond Creek delivers the best of both worlds. Country quiet yet city close, it sits at the end of a long driveway ensuring peace and privacy, a short walk from the station and Eltham's lifestyle benefits.

Comparable Properties

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 - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





Generated: 16/08/2017 15:49