



Tristan Messerle
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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

92 Railway Parade, Eltham Vic 3095

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$860,500 House ☒ 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		
2		
3		

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

\$1,450,000 - \$1,550,000

Median House Price

June quarter 2017: \$860,500



5 2 6

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

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