

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	56 Beard Street, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$640,000	&	\$690,000

Median sale price

Median price	\$730,000	Hou	se	Unit	Х	Suburb	Eltham
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

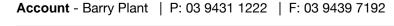
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	1/1220 Main Rd ELTHAM 3095	\$690,000	16/03/2017
2	1/34 Batman Rd ELTHAM 3095	\$660,000	28/06/2017
3	6 Railway Rd ELTHAM 3095	\$655,000	12/07/2017

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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Rooms:

Property Type: Townhouse

(Single)

Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price \$640,000 - \$690,000 **Median Unit Price** June quarter 2017: \$730,000

Comparable Properties



1/1220 Main Rd ELTHAM 3095 (REI)



Price: \$690,000 Method: Private Sale Date: 16/03/2017 Rooms: 5

Property Type: Townhouse (Res) Land Size: 298 sqm approx

1/34 Batman Rd ELTHAM 3095 (REI)

1 3





Price: \$660,000 Method: Private Sale Date: 28/06/2017 Rooms: 5 Property Type: Unit

Land Size: 323 sqm approx







Price: \$655,000 Method: Private Sale Date: 12/07/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 234 sqm approx

Agent Comments

Agent Comments









Agent Comments





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