

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

56 Beard Street, Eltham Vic 3095

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 House Unit X 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	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.~~



 3  2  2

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)

Agent Comments

 3  2  2

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)

Agent Comments

 3  2  1

Price: \$660,000
Method: Private Sale
Date: 28/06/2017
Rooms: 5
Property Type: Unit
Land Size: 323 sqm approx



6 Railway Rd ELTHAM 3095 (REI)

Agent Comments

 3  1  2

Price: \$655,000
Method: Private Sale
Date: 12/07/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 234 sqm approx