

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

2/1a Souter Street, Eltham Vic 3095

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$686,500

House

Unit

X

Suburb

Eltham

Period - From 01/04/2018

to

30/06/2018

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.



 3  1  3

Rooms:
Property Type: Unit
Land Size: 195 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
June quarter 2018: \$686,500

Comparable Properties



1/70 Sackville St MONTMORENCY 3094
(REI/VG)

Agent Comments

 3  1  1

Price: \$645,000
Method: Private Sale
Date: 10/04/2018
Rooms: -
Property Type: House (Res)

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.