



Christian Marchetti
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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

351 Grants Road, Eden Park Vic 3757

Indicative selling price

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

Range between \$890,000

&

\$970,000

Median sale price

Median price

House

Unit

Suburb

Eden Park

Period - From

to

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

\$890,000 - \$970,000



Rooms:

Property Type:

Residential/Acreage

Land Size: 20234 sqm approx

Agent Comments

Comparable Properties



30 Woodside Ct EDEN PARK 3757 (REI)



Agent Comments

Older home but bigger acreage

Price: \$975,000

Method: Private Sale

Date: 31/05/2017

Rooms: 6

Property Type: House



115 Tenth Av EDEN PARK 3757 (REI)



Agent Comments

Older home but bigger acreage

Price: \$970,000

Method: Private Sale

Date: 10/08/2017

Rooms: -

Property Type: House

Land Size: 41098 sqm approx

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.