

Shane Leete 0419 118 302 sleete@morrisonkleeman.com.au





Rooms: Property Type: House (Res) Land Size: 781 sqm Agent Comments Indicative Selling Price \$790,000 - \$830,000 Median House Price Year ending March 2017: \$872,500

## **Comparable Properties**

	14 Valonia Dr ELTHAM 3095 (REI) 4 2 2 2 Price: Method: Private Sale Date: 08/03/2017 Rooms: 6 Property Type: House (Res) Land Size: 889 sqm	Agent Comments This property sold for \$842,550 8/3/2017
The second secon	2 Ibsley Sq ELTHAM 3095 (REI) 4 2 2 2 Price: Method: Auction Sale Date: 13/05/2017 Rooms: 7 Property Type: House (Res) Land Size: 819 sqm	Agent Comments This property sold for \$825,000 on 13/5/2017 -
	6 Moola PI ELTHAM 3095 (REI/VG) 4 3 2 Price: \$790,000 Method: Auction Sale Date: 17/12/2016 Rooms: - Property Type: House (Res) Land Size: 871 sqm	Agent Comments

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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 66 Valonia Drive, Eltham Vic 3095 Including suburb and postcode

#### Indicative selling price

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

Range betweer	n \$790,000		&	\$830,000	
Median sale p	rice				
Median price	\$872,500	House	х	Subur	b Eltham
Period - From	01/04/2016	to 31/03	3/2017	Source RE	IV

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
14 Valonia Dr ELTHAM 3095		08/03/2017
2 Ibsley Sq ELTHAM 3095		13/05/2017
6 Moola PI ELTHAM 3095	\$790,000	17/12/2016

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