



Shane Leete
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4 2 2

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

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



2 Ibsley Sq ELTHAM 3095 (REI)

4 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
Including suburb and
postcode

66 Valonia Drive, Eltham Vic 3095

Indicative selling price

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

Range between \$790,000

&

\$830,000

Median sale price

Median price \$872,500

House

X

Suburb

Eltham

Period - From 01/04/2016

to

31/03/2017

Source REIV

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