

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	8 Honey Myrtle Rise, Eltham North Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$910,000	Hou	ise X	Unit		Suburb	Eltham North
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.

Ad	dress of comparable property	Price	Date of sale
1	27 Brixton Av ELTHAM NORTH 3095	\$1,290,000	24/06/2017
2	115 Glen Park Rd ELTHAM NORTH 3095	\$1,270,000	13/05/2017
3	132 Glen Park Rd ELTHAM NORTH 3095	\$1,160,000	05/03/2017

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.

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> **Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** June quarter 2017: \$910,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 1308 sqm approx

Agent Comments

Comparable Properties



27 Brixton Av ELTHAM NORTH 3095 (REI)





Price: \$1,290,000 Method: Auction Sale Date: 24/06/2017 Rooms: 6

Property Type: House (Res) Land Size: 1026 sqm approx **Agent Comments**



115 Glen Park Rd ELTHAM NORTH 3095 (REI)





Price: \$1,270,000 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: House (Res) Land Size: 923 sqm approx

Agent Comments

Agent Comments



132 Glen Park Rd ELTHAM NORTH 3095

(REI/VG)



Price: \$1,160,000

Method: Sold Before Auction

Date: 05/03/2017

Rooms: 9

Property Type: House (Res) Land Size: 1254 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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