



Graham Morrison
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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

8 Honey Myrtle Rise, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$910,000

House

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.

	Address 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)

Agent Comments



Price: \$1,290,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1026 sqm approx



115 Glen Park Rd ELTHAM NORTH 3095 (REI)

Agent Comments



Price: \$1,270,000

Method: Auction Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 923 sqm approx



132 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Sold Before Auction

Date: 05/03/2017

Rooms: 9

Property Type: House (Res)

Land Size: 1254 sqm approx