

**Indicative Selling Price** \$770,000 - \$810,000

March quarter 2017: \$890,000

**Median House Price** 









Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 768 sqm **Agent Comments** 

Land size: 768sqm New shed on concrete slab Fantastic under house storage and

workshop area

# Comparable Properties



46 Progress Rd ELTHAM NORTH 3095 (REI/VG)

**--** 3





Price: \$845,000 Method: Auction Sale Date: 10/12/2016

Rooms: -

Property Type: House (Res) Land Size: 992 sqm

6 Moola PI ELTHAM 3095 (REI/VG)







Price: \$790.000 Method: Auction Sale Date: 17/12/2016 Rooms: -

Property Type: House (Res) Land Size: 871 sqm

2 Macdhui Av ELTHAM NORTH 3095 (REI/VG) Agent Comments

Price: \$776,100

Method: Sold Before Auction

Date: 03/12/2016 Rooms: 5

Property Type: House (Res) Land Size: 714 sqm

**Account** - Morrison Kleeman | P: 03 94312444 | F: 03 94312650





**Agent Comments** 

**Agent Comments** 

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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## 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	42 Parry Road, 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	\$770,000	&	\$810,000

#### Median sale price

Median price \$8	890,000	Н	ouse X	Su	burb	Eltham North
Period - From 01	1/01/2017	to	31/03/2017	Source	REIV	1

### 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
46 Progress Rd ELTHAM NORTH 3095	\$845,000	10/12/2016
6 Moola PI ELTHAM 3095	\$790,000	17/12/2016
2 Macdhui Av ELTHAM NORTH 3095	\$776,100	03/12/2016



