



 3
  1
  2

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

Indicative Selling Price

\$770,000 - \$810,000

Median House Price

March quarter 2017: \$890,000

Comparable Properties



46 Progress Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 3
  2
  2

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)

Agent Comments

 4
  3
  2

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

 3
  2
  2

Price: \$776,100

Method: Sold Before Auction

Date: 03/12/2016

Rooms: 5

Property Type: House (Res)

Land Size: 714 sqm



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

42 Parry Road, Eltham North Vic 3095

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 \$890,000

House

X

Suburb

Eltham North

Period - From 01/01/2017

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
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