



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

132 Franklin Street, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000

&

\$935,000

Median sale price

Median price \$875,000

House

X

Unit

Suburb Eltham

Period - From 01/07/2016

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	15 Malabar Cr ELTHAM 3095	\$890,000	20/05/2017
2	66 Valonia Dr ELTHAM 3095	\$861,000	17/06/2017
3	89 Arthur St ELTHAM 3095	\$853,700	18/07/2017

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.~~



 3
  2
  1

Rooms:**Property Type:** House**Land Size:** 816.615 sqm approx**Agent Comments**

Huge garage 5.6m x 7.5m with workshop

Indicative Selling Price

\$850,000 - \$935,000

Median House Price

Year ending June 2017: \$875,000

Comparable Properties

**15 Malabar Cr ELTHAM 3095 (REI)****Agent Comments**

 3
  2
  2

Price: \$890,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** -**Property Type:** House**Land Size:** 799 sqm approx**66 Valonia Dr ELTHAM 3095 (REI)****Agent Comments**

 4
  2
  2

Price: \$861,000**Method:** Auction Sale**Date:** 17/06/2017**Rooms:** -**Property Type:** House**Land Size:** 781 sqm approx**89 Arthur St ELTHAM 3095 (REI)****Agent Comments**

 4
  2
  2

Price: \$853,700**Method:** Expression of Interest**Date:** 18/07/2017**Rooms:** 7**Property Type:** House