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## HOUSE Offered for Sale

18 Leonard Crescent Eltham VIC 3095

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

## Median Sale Price

\$964,000 Houses in Eltham between Aug 2017 - Jul 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**22 Bible Street Eltham VIC 3095**

 3  2  1

Sold Price

**\$780,000**

Sold Date

**04-Apr-18**

Distance

**1.04km**



**37 Glenister Drive Eltham VIC 3095**

 3  2  2

Sold Price

**\$820,000**

Sold Date

**12-May-18**

Distance

**1.74km**



**5 Keswick Rise Eltham VIC 3095**

 4  3  3

Sold Price

**\$760,000**

Sold Date

**04-May-18**

Distance

**2.74km**

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