



**Rooms:**  
**Property Type:** House  
**Land Size:** 697 sqm  
**Agent Comments**

**Indicative Selling Price**  
 \$700,000 - \$760,000  
**Median House Price**  
 March quarter 2017: \$900,000

## Comparable Properties



**House 3/161 Pitt St ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Auction Sale  
**Date:** 22/05/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 761 sqm



**92 Pitt St ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$739,000  
**Method:** Private Sale  
**Date:** 11/05/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 863 sqm



**19 Elsa Ct ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$725,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 569 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

111 Pitt Street, Eltham Vic 3095

#### Indicative selling price

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

Range between \$700,000 & \$760,000

#### Median sale price

Median price \$900,000

House X

Suburb Eltham

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
House 3/161 Pitt St ELTHAM 3095	\$750,000	22/05/2017
92 Pitt St ELTHAM 3095	\$739,000	11/05/2017
19 Elsa Ct ELTHAM 3095	\$725,000	14/03/2017