

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address Including suburb and postcode	6 Thomas Street, Eltham Vic 3095

Indicative selling price

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

Range between	\$820,000	&	\$900,000

Median sale price

Median price	\$860,500	Hou	ise X	Unit		Suburb	Eltham
Period - From	01/04/2017	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 52 Banks Rd ELTHAM NORTH 3095 \$901,000 19/08/2017 2 15 Malabar Cr ELTHAM 3095 \$890,000 20/05/2017

OR

3

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.





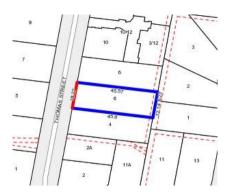
40 Orchard Av ELTHAM NORTH 3095

\$839,000

01/07/2017

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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 835 sqm approx

Agent Comments Downstairs rumpus

Indicative Selling Price \$820,000 - \$900,000 **Median House Price** June quarter 2017: \$860,500

Comparable Properties



52 Banks Rd ELTHAM NORTH 3095 (REI)



Price: \$901,000 Method: Auction Sale Date: 19/08/2017 Rooms: 4

Property Type: House (Res) Land Size: 2031 sqm approx **Agent Comments**



15 Malabar Cr ELTHAM 3095 (REI/VG)

1 3





Price: \$890,000 Method: Auction Sale Date: 20/05/2017

Rooms: -

Property Type: House Land Size: 799 sqm approx Agent Comments



40 Orchard Av ELTHAM NORTH 3095 (REI/VG) Agent Comments





Price: \$839,000 Method: Auction Sale Date: 01/07/2017

Rooms: 4

Property Type: House (Res) Land Size: 850 sqm approx

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650 Generated: 11/10/2017 12:20



