



## 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

6 Thomas 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 \$820,000

&

\$900,000

#### Median sale price

Median price \$860,500

House

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
3	40 Orchard Av ELTHAM NORTH 3095	\$839,000	01/07/2017

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.~~



**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)**

**Agent Comments**



**Price:** \$901,000

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 2031 sqm approx



**15 Malabar Cr ELTHAM 3095 (REI/VG)**

**Agent Comments**



**Price:** \$890,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 799 sqm approx



**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