

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

19 Pymm Avenue, Eltham North Vic 3095

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$876,500

House

X

Unit

Suburb

Eltham North

Period - From 01/10/2018

to

31/12/2018

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	13 Stirling Ct ELTHAM NORTH 3095	\$1,188,000	22/09/2018
2	14 Glen Gully Rd ELTHAM NORTH 3095	\$1,110,000	09/10/2018
3	117 Weidlich Rd ELTHAM NORTH 3095	\$1,050,000	14/09/2018

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.