



Rooms:
Property Type: House
Land Size: 1004 sqm
 Agent Comments

Indicative Selling Price
 \$800,000 - \$880,000
Median House Price
 Year ending March 2017: \$872,500

Tightly-held by the one family for over 45 years, this immaculate home on a substantial 1004 m2 allotment (approx) represents a rare opportunity to secure your real estate future in this enviable Eltham pocket. A location just a 650 metre walk through parklands to the station and onto the heart of Eltham, and 200 metres from Eltham East Primary and parklands delivers a fabulous family setting for today and tomorrow. Live in or let out while exploring endless options of subdivision, extension, redevelopment or a luxurious new home (all STCA).

Comparable Properties

84 Bible St ELTHAM 3095 (REI)



Agent Comments

This property sold for \$900,000

Price:
Method: Private Sale
Date: 24/02/2017
Rooms: -
Property Type: House
Land Size: 888 sqm



5 Bryan Ct ELTHAM 3095 (REI)



Agent Comments

Price: \$892,500
Method: Auction Sale
Date: 25/02/2017
Rooms: -
Property Type: House
Land Size: 633 sqm



14 Laleham Ct ELTHAM 3095 (REI)



Agent Comments

Price: \$850,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 1109 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

6 Grove Street, Eltham Vic 3095

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$872,500

House

X

Suburb

Eltham

Period - From 01/04/2016

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
84 Bible St ELTHAM 3095		24/02/2017
5 Bryan Ct ELTHAM 3095	\$892,500	25/02/2017
14 Laleham Ct ELTHAM 3095	\$850,000	08/04/2017