





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) 5 2 2 - Price: Method: Private Sale Date: 24/02/2017 Rooms: - Property Type: House Land Size: 888 sqm	Agent Comments This property sold for \$900,000
5 Bryan Ct ELTHAM 3095 (REI) 3 2 2 2 Price: \$892,500 Method: Auction Sale Date: 25/02/2017 Rooms: - Property Type: House Land Size: 633 sqm	Agent Comments
14 Laleham Ct ELTHAM 3095 (REI) 3 2 2 2 Price: \$850,000 Method: Auction Sale Date: 08/04/2017 Rooms: 5 Property Type: House (Res) Land Size: 1109 sqm	Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





#### 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 6 Grove Street, Eltham Vic 3095 Including suburb and postcode

#### Indicative selling price

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

Range betweer	\$800,000		&	\$880,000	
Median sale p	rice				
Median price	\$872,500	House	х	Subur	b Eltham
Period - From	01/04/2016	to 31/0	3/2017	Source RE	IV

#### **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

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