



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

2/28 Andrews Street, Eltham Vic 3095

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

Range between \$850,000

&

\$900,000

Median sale price

Median price \$1,092,500

House

X

Unit

Suburb Eltham

Period - From 01/01/2018

to

31/03/2018

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	5/2a Doodson Ct ELTHAM 3095	\$928,000	24/03/2018
2	1/56 John St ELTHAM 3095	\$870,000	10/02/2018
3	19 Andrews St ELTHAM 3095	\$860,000	16/05/2018

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.



3
 -

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

March quarter 2018: \$1,092,500

Comparable Properties

**5/2a Doodson Ct ELTHAM 3095 (REI/VG)**

Agent Comments

4
 2
 2

Price: \$928,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 584 sqm approx

**1/56 John St ELTHAM 3095 (REI/VG)**

Agent Comments

4
 2
 1

Price: \$870,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 321 sqm approx

**19 Andrews St ELTHAM 3095 (REI)**

Agent Comments

4
 2
 3

Price: \$860,000

Method: Sold Before Auction

Date: 16/05/2018

Rooms: 7

Property Type: House

Land Size: 926 sqm approx