

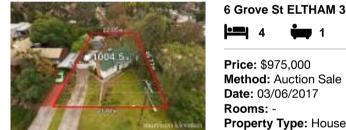




Rooms: Property Type: House (Res) Land Size: 841 sqm approx Agent Comments Indicative Selling Price \$820,000 - \$900,000 Median House Price March quarter 2017: \$900,000

The proportions are generous, the orientation is ideal and the address is absolutely perfect! Blue-chip Eltham opportunities don't get a lot better than this! This magnificent 841 m2 allotment (approx) is ready for a bright future with space and scope for a renovation, deluxe unit/townhouse development, superb subdivision or as a looked for location for your dream family home (all stca). An easy stroll to the station, cafés, boutiques, eateries, supermarkets and primary school, this is a brilliant opportunity in an ever popular neighbourhood.

## **Comparable Properties**



	6 Grove St ELTHAM 3095 (REI) 4 🙀 1 🏟 2	Agent Comments
	Price: \$975,000	
1000	Method: Auction Sale	
-	Date: 03/06/2017	
125	Rooms: -	

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.

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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propertydata

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 59 Bible 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	\$820,000		&	\$900,000				
Median sale price								
Median price	\$900,000	House	х	Sub	urb Eltham			
Period - From 01/01/2017 to 31/03/2017		Source REIV						

#### **Comparable property sales**

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