

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	ffered fo	or sale
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Address	5 Ungara Close, Eltham North Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$900,000	&	\$960,000
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Median sale price

Median price	\$910,000	Hou	se X	Unit		Suburb	Eltham North
Period - From	01/04/2017	to	30/06/2017		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

1	17 Wentworth CI DIAMOND CREEK 3089	\$950,000	30/08/2017
2	9 Pennell St ELTHAM NORTH 3095	\$947,500	27/07/2017
3	28 Acheron Cr ELTHAM NORTH 3095	\$937,550	09/06/2017

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.

Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192

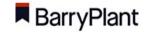




Price

Date of sale

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Rooms:

Property Type: House (Res) Land Size: 862 sqm approx

Agent Comments

Indicative Selling Price \$900,000 - \$960,000 **Median House Price** June quarter 2017: \$910,000

Comparable Properties



17 Wentworth CI DIAMOND CREEK 3089 (REI) Agent Comments

Price: \$950,000

Method: Sold Before Auction

Date: 30/08/2017 Rooms: 6

Property Type: House (Res) Land Size: 879 sqm approx



9 Pennell St ELTHAM NORTH 3095 (REI)

3





Price: \$947,500 Method: Private Sale Date: 27/07/2017 Rooms: -

Property Type: House Land Size: 726 sqm approx



28 Acheron Cr ELTHAM NORTH 3095 (REI)





Price: \$937,550

Method: Sold Before Auction

Date: 09/06/2017

Rooms: -

Property Type: House (Res) Land Size: 803 sqm approx

Agent Comments

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