

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

5 Ungara Close, Eltham North Vic 3095

Indicative selling price

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

Range between \$900,000

&

\$960,000

Median sale price

Median price \$910,000

House

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 | Price | Date of sale |
|---|------------------------------------|-----------|--------------|
| 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.~~



 4  3  2

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 Ct DIAMOND CREEK 3089 (REI) Agent Comments

 4  2  2

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)

Agent Comments

 3  2  2

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)

Agent Comments

 4  2  2

Price: \$937,550

Method: Sold Before Auction

Date: 09/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 803 sqm approx