



Tristan Messerle

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## 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

21 Kelway Crescent, Eltham North Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000

&

\$840,000

#### Median sale price

Median price \$874,000

House

X

Unit

Suburb Eltham North

Period - From 01/07/2016

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	40 Highpoint Cr ELTHAM NORTH 3095	\$821,000	29/04/2017
2	7 Acheron Cr ELTHAM NORTH 3095	\$805,000	06/03/2017
3	28 Weidlich Rd ELTHAM NORTH 3095	\$792,000	08/07/2017

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.~~



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**Indicative Selling Price**

\$770,000 - \$840,000

**Median House Price**

Year ending June 2017: \$874,000



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 662 sqm approx

Agent Comments

## Comparable Properties



**40 Highpoint Cr ELTHAM NORTH 3095 (REI)**

Agent Comments



**Price:** \$821,000

**Method:** Auction Sale

**Date:** 29/04/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**7 Acheron Cr ELTHAM NORTH 3095 (REI/VG)**

Agent Comments



**Price:** \$805,000

**Method:** Private Sale

**Date:** 06/03/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 827 sqm approx



**28 Weidlich Rd ELTHAM NORTH 3095 (REI)**

Agent Comments



**Price:** \$792,000

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 836 sqm approx