

#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	fered for	sale
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Address Including suburb and postcode	21 Kelway Crescent, Eltham North Vic 3095
Indicative selling price	ee
For the meaning of this p	price see consumer.vic.gov.au/underquoting

\$840.000

# Median sale price

Range between

\$770,000

Median price	\$874,000	Hou	se 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)

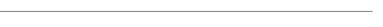
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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.

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



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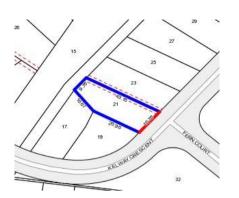






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> **Indicative Selling Price** \$770,000 - \$840,000 **Median House Price** Year ending June 2017: \$874,000



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 662 sqm approx

**Agent Comments** 

## Comparable Properties



40 Highpoint Cr ELTHAM NORTH 3095 (REI)



Price: \$821,000 Method: Auction Sale Date: 29/04/2017 Rooms: 5

Property Type: House (Res) Land Size: 658 sqm approx

**Agent Comments** 



7 Acheron Cr ELTHAM NORTH 3095 (REI/VG)

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Price: \$805.000 Method: Private Sale Date: 06/03/2017 Rooms: 4

Property Type: House Land Size: 827 sqm approx **Agent Comments** 



28 Weidlich Rd ELTHAM NORTH 3095 (REI)





Price: \$792,000 Method: Auction Sale Date: 08/07/2017 Rooms: 6

Property Type: House (Res) Land Size: 836 sqm approx

**Agent Comments** 

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