

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address Including suburb and postcode 63 Milborne Crescent, Eltham Vic 3095	Including suburb and	
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Indicative selling price

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

Range between	\$750,000	&	\$825,000
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Median sale price

Median price	\$985,500	Hou	ıse X	Unit		Suburb	Eltham
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

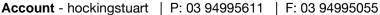
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	6 Crofton Ct ELTHAM 3095	\$830,000	24/02/2018
2	70 Park Rd ELTHAM 3095	\$779,000	20/09/2017
3	101 Glen Park Rd ELTHAM NORTH 3095	\$750,000	11/09/2017

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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hockingstuart



Rooms: 7

Property Type: House

Land Size: 789.982 sgm approx

Agent Comments

Indicative Selling Price \$750,000 - \$825,000 **Median House Price** December quarter 2017: \$985,500

This warm and inviting family home is ideally positioned in a much desired locale. The residence is discretely nestled in a much sought after 'treed' life-style living environment. Comprises: 4 Bedrooms (Master with WIR and Full-Ensuite), Open design timber Kitchen/Meals/Family Living, Formal Lounge with cathedral ceiling and separate Dining, Family Bathroom, Double Carport and large rear decked 'Al Fresco' Outdoor Sitting and BBQ/Entertainment area. Includes: Well zoned living and bedroom accommodation, Ducted heating, Evaporative cooling, and much more.

Comparable Properties



6 Crofton Ct ELTHAM 3095 (REI)





Price: \$830,000 Method: Auction Sale Date: 24/02/2018

Rooms: 6

Property Type: House Land Size: 800 sqm approx Agent Comments



70 Park Rd ELTHAM 3095 (REI/VG)







Price: \$779,000 Method: Private Sale Date: 20/09/2017

Rooms: 7

Property Type: House (Res) Land Size: 783 sqm approx

Agent Comments



101 Glen Park Rd ELTHAM NORTH 3095

(REI/VG)

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Price: \$750.000 Method: Private Sale Date: 11/09/2017

Rooms: 5

Property Type: House (Res) Land Size: 807 sqm approx

Agent Comments

Account - hockingstuart | P: 03 94995611 | F: 03 94995055





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