

## 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 63 Milborne Crescent, Eltham 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 \$750,000 & \$825,000

#### Median sale price

Median price \$985,500 House  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.

	Address 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.



4   
 2   
 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 789.982 sqm 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)**

Agent Comments

4   
 2   
 2

**Price:** \$830,000

**Method:** Auction Sale

**Date:** 24/02/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 800 sqm approx



**70 Park Rd ELTHAM 3095 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$779,000

**Method:** Private Sale

**Date:** 20/09/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 783 sqm approx



**101 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)**

Agent Comments

3   
 2   
 -

**Price:** \$750,000

**Method:** Private Sale

**Date:** 11/09/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 807 sqm approx