

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	1 Sherbrooke Street, Eltham North Vic 3095
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Indicative selling price

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

Range between	\$750,000	&	\$820,000
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Median sale price

Median price	\$963,325	House	X	Unit		Suburb	Eltham North
Period - From	01/01/2018	to	31/03/2018	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	208 Progress Rd ELTHAM NORTH 3095	\$875,000	30/04/2018
2	44 Acheron Cr ELTHAM NORTH 3095	\$865,000	21/04/2018
3	29 Coolabah Dr ELTHAM 3095	\$740,000	21/12/2017

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.