

## 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

95 Silver Street, 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 \$870,000

&

\$950,000

#### Median sale price

Median price \$1,001,000

House

X

Unit

Suburb Eltham North

Period - From 01/07/2018

to

30/09/2018

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	46 Mountain View Rd MONTMORENCY 3094	\$940,000	18/08/2018
2	7 Tallaroon Ct GREENSBOROUGH 3088	\$878,000	12/10/2018
3	37 Shalbury Av ELTHAM 3095	\$870,000	15/08/2018

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.



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 1019 approx. sqm approx

Agent Comments

## Comparable Properties



**46 Mountain View Rd MONTMORENCY 3094 (REI/VG)**

Agent Comments



**Price:** \$940,000

**Method:** Auction Sale

**Date:** 18/08/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 993 sqm approx



**7 Tallaroon Ct GREENSBOROUGH 3088 (REI)**

Agent Comments



**Price:** \$878,000

**Method:** Sale by Tender

**Date:** 12/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 990 sqm approx



**37 Shalbury Av ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$870,000

**Method:** Sold Before Auction

**Date:** 15/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 979 sqm approx