

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	6 Bellevue Road, Eltham Vic 3095
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Range between \$68	80,000	&	\$720,000
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Median sale price

Median price	\$860,500	Hou	ise X	Unit		Suburb	Eltham
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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

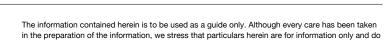
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	56 Beard St ELTHAM 3095	\$725,000	16/09/2017
2	94b Pitt St ELTHAM 3095	\$706,500	16/09/2017
3	1/43 Silver St ELTHAM 3095	\$685,000	10/06/2017

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



not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Monica Diosi 9717 8780 0413 331 282 mdiosi@morrisonkleeman.com.au

> **Indicative Selling Price** \$680,000 - \$720,000 **Median House Price** June quarter 2017: \$860,500



Property Type: House (Previously

Occupied - Detached) Land Size: 254 sqm approx

Agent Comments

Comparable Properties



56 Beard St ELTHAM 3095 (REI)

Price: \$725,000 Method: Auction Sale

Date: 16/09/2017 Rooms: 5

Property Type: House (Res) Land Size: 410 sqm approx

Agent Comments



94b Pitt St ELTHAM 3095 (REI)

Price: \$706.500 Method: Private Sale Date: 16/09/2017

Rooms: 4

Property Type: House (Res) Land Size: 491 sqm approx

Agent Comments



1/43 Silver St ELTHAM 3095 (REI/VG)

Price: \$685,000 Method: Auction Sale Date: 10/06/2017

Rooms: 4

Property Type: House (Res) Land Size: 380 sqm approx

Agent Comments

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