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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

6 Bellevue Road, Eltham Vic 3095

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$860,500

House

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.

	Address 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.~~



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Indicative Selling Price

\$680,000 - \$720,000

Median House Price

June quarter 2017: \$860,500



3 1 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 254 sqm approx

Agent Comments

Comparable Properties



56 Beard St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$725,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 410 sqm approx



94b Pitt St ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$706,500

Method: Private Sale

Date: 16/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 491 sqm approx



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

Agent Comments

3 1 1

Price: \$685,000

Method: Auction Sale

Date: 10/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 380 sqm approx