

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	109 Kalbar Road, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
	1		

Median sale price

Median price	\$930,000	Hou	use X	Unit		Suburb	Eltham
Period - From	01/01/2017	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.

Ad	dress of comparable property	Price	Date of sale
1	116 Thompson Cr RESEARCH 3095	\$1,630,000	18/11/2017
2	45 Stanley Av ELTHAM 3095	\$1,580,000	31/01/2018
3	4 Landscape Ct ELTHAM 3095	\$1,525,000	25/11/2017

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.

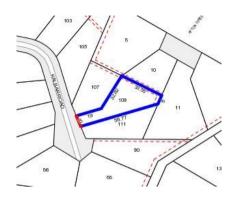






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Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 **Median House Price** Year ending December 2017: \$930,000

Comparable Properties



116 Thompson Cr RESEARCH 3095 (REI)



Price: \$1,630,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res) Land Size: 925 sqm approx

Agent Comments



45 Stanley Av ELTHAM 3095 (REI)





Price: \$1,580,000 Method: Private Sale Date: 31/01/2018

Rooms: -

Property Type: House (Res) Land Size: 842 sqm approx

Agent Comments



4 Landscape Ct ELTHAM 3095 (REI)





Price: \$1,525,000

Method: Auction Sale Date: 25/11/2017

Rooms: 8

Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192





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