

## 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

109 Kalbar Road, Eltham 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 \$1,450,000

&

\$1,550,000

#### Median sale price

Median price \$930,000

House

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.

	Address 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.



**Rooms:**  
**Property Type:**  
**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)**

**Agent Comments**



**Price:** \$1,630,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 925 sqm approx



**45 Stanley Av ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$1,580,000  
**Method:** Private Sale  
**Date:** 31/01/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 842 sqm approx



**4 Landscape Ct ELTHAM 3095 (REI)**

**Agent Comments**



**Price:** \$1,525,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 8  
**Property Type:** House (Res)