



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

4/158 Old Eltham Road, Lower Plenty Vic 3093

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,024,000

House

X

Unit

Suburb Lower Plenty

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		
2		
3		

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: Residential (Land)

Land Size: 4021 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2017: \$1,024,000

Your dream lifestyle awaits! One of the last available allotments in this newly created prestige enclave, this 4021 m2 blank canvas is served by a private no through road in a secluded, peaceful locale. Central to both Lower Plenty and Bolton Streets, it's an easy stroll to the bus and primary school and moments from a choice of private golf courses. Lightly treed it offers endless opportunities to create your ultimate dream home (STCA).

Comparable Properties

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