

## 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

2 Grove Street, 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

\$730,000

&

\$800,000

#### 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	8 Treloar Av ELTHAM 3095	\$800,000	05/04/2017
2	2/75 Napoleon St ELTHAM 3095	\$732,000	22/03/2017
3	3/1364 Main Rd ELTHAM 3095	\$730,000	21/04/2017

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.



3 2 2

**Rooms:**  
**Property Type:** House  
**Land Size:** 375 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$800,000  
**Median House Price**  
June quarter 2017: \$860,500

## Comparable Properties



**8 Treloar Av ELTHAM 3095 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 05/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 500 sqm approx



**2/75 Napoleon St ELTHAM 3095 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$732,000  
**Method:** Private Sale  
**Date:** 22/03/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 361 sqm approx



**3/1364 Main Rd ELTHAM 3095 (REI)**

**Agent Comments**

3 2 2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 21/04/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 411 sqm approx