

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb and	2 Grove Street, Eltham Vic 3095
postcode	

Indicative selling price

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

Range between \$730,000	&	\$800,000
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Median sale price

Median price	\$860,500	Hou	use 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.

Ad	dress 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

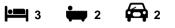
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.











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)

Price: \$800,000

Method: Sold Before Auction

Date: 05/04/2017

Rooms: 5

Property Type: House (Res) Land Size: 500 sqm approx Agent Comments



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

Agent Comments

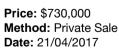
Price: \$732,000 Method: Private Sale Date: 22/03/2017

Rooms: 5

Property Type: House (Res) Land Size: 361 sqm approx

3/1364 Main Rd ELTHAM 3095 (REI) **6**

Agent Comments



Rooms: -

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Property Type: Townhouse (Res) Land Size: 411 sqm approx

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Generated: 10/08/2017 14:50