17 Beard Street, Eltham Vic 3095







Rooms: Property Type: House Land Size: 804 sqm Agent Comments Gayle Blackwood 9431 2444 0408 776 070 gblackwood@morrisonkleeman.com.au

> Indicative Selling Price \$850,000 - \$930,000 Median House Price March quarter 2017: \$900,000

Comparable Properties



Price: \$930,000 Method: Sold Before Auction Date: 17/11/2016 Rooms: 9 Property Type: House (Res) Land Size: 1040 sqm

24 Quentin Way ELTHAM 3095 (REI/VG)

57 Lower Rd ELTHAM NORTH 3095 (REI/VG)

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Agent Comments

Agent Comments



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Price: \$909,000 Method: Auction Sale Date: 12/11/2016 Rooms: 8 Property Type: House (Res) Land Size: 811 sqm

25b Elsa Ct ELTHAM 3095 (REI)



Price: \$856,000 Method: Auction Sale Date: 08/04/2017 Rooms: -Property Type: House Land Size: 665 sqm Agent Comments

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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

Indicative selling price

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

Range betweer	n \$850,000		&	\$930,000			
Median sale price							
Median price	\$900,000	House	х	Subur	b Eltham		
Period - From	01/01/2017	to 31/03	3/2017	Source RE	IV		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
57 Lower Rd ELTHAM NORTH 3095	\$930,000	17/11/2016
24 Quentin Way ELTHAM 3095	\$909,000	12/11/2016
25b Elsa Ct ELTHAM 3095	\$856,000	08/04/2017

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