



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



6 3 3

Rooms:

Property Type: House

Land Size: 804 sqm

Agent Comments

Comparable Properties



57 Lower Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

5 3 1

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)

Agent Comments

5 3 -

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)

Agent Comments

4 2 2

Price: \$856,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House

Land Size: 665 sqm



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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

17 Beard Street, Eltham Vic 3095

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$900,000

House X

Suburb Eltham

Period - From 01/01/2017 to 31/03/2017

Source REIV

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