



3 2 2

Rooms:

Property Type: House

Agent Comments

Powered studio/workshop in backyard

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2017: \$875,000

Comparable Properties



47 Acheron Cr ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 2

Price: \$890,000

Method: Private Sale

Date: 27/05/2017

Rooms: 5

Property Type: House

Land Size: 687 sqm approx



4 Serafini Ct ELTHAM NORTH 3095 (REI)

Agent Comments

4 2 1

Price: \$854,000

Method: Private Sale

Date: 31/01/2017

Rooms: 6

Property Type: House (Res)

Land Size: 820 sqm approx



7 Acheron Cr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$805,000

Method: Private Sale

Date: 06/03/2017

Rooms: 4

Property Type: House

Land Size: 827 sqm approx



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

9 Pennell Street, Eltham Vic 3095

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$875,000

House

X

Suburb

Eltham

Period - From

01/07/2016

to

30/06/2017

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
47 Acheron Cr ELTHAM NORTH 3095	\$890,000	27/05/2017
4 Serafini Ct ELTHAM NORTH 3095	\$854,000	31/01/2017
7 Acheron Cr ELTHAM NORTH 3095	\$805,000	06/03/2017