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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

11 Marlow Place, Eltham Vic 3095

Indicative selling price

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

Single price

\$850,000

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	15 Malabar Cr ELTHAM 3095	\$890,000	20/05/2017
2	66 Valonia Dr ELTHAM 3095	\$861,000	17/06/2017
3	17 Beard St ELTHAM 3095	\$855,000	27/05/2017

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.~~



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Indicative Selling Price

\$850,000

Median House Price

June quarter 2017: \$860,500



4 3 2

Rooms:

Property Type: House

Land Size: 964 sqm approx

Agent Comments

Comparable Properties



15 Malabar Cr ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000

Method: Auction Sale

Date: 20/05/2017

Rooms: -

Property Type: House

Land Size: 799 sqm approx



66 Valonia Dr ELTHAM 3095 (REI)

Agent Comments

4 2 2

Price: \$861,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: House

Land Size: 781 sqm approx



17 Beard St ELTHAM 3095 (REI/VG)

Agent Comments

6 3 2

Price: \$855,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 804 sqm approx