

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

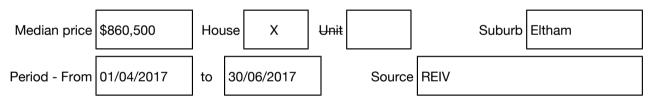
Address 36 Frank Street, Eltham Vic 3095 Including suburb and postcode

#### Indicative selling price

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

 Range between
 \$700,000
 &
 \$770,000

#### Median sale price



#### 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		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

#### Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

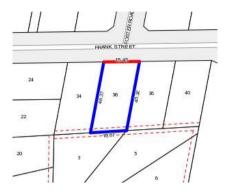
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Land Land Size: 839 sqm approx Agent Comments Gayle Blackwood 9431 2444 0408 776 070 gblackwood@morrisonkleeman.com.au

> Indicative Selling Price \$700,000 - \$770,000 Median House Price June quarter 2017: \$860,500

## **Comparable Properties**

15 Morden PI ELTHAM 3095 (REI/VG) 3 1 2 Price: \$790,000 Method: Auction Sale Date: 18/02/2017 Rooms: - Property Type: House (Res) Land Size: 802 sqm approx	Agent Comments
39 Onkara Ct ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$788,000 Method: Private Sale Date: 27/02/2017 Rooms: 5 Property Type: House (Res) Land Size: 821 sqm approx	Agent Comments

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