



Gayle Blackwood  
9431 2444  
0408 776 070

gblackwood@morrisonkleeman.com.au

## 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

36 Frank Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$770,000

#### 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		
2		
3		

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.



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



**Rooms:**

**Property Type:** Land

**Land Size:** 839 sqm approx

Agent Comments

## Comparable Properties



**15 Morden PI ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$790,000

**Method:** Auction Sale

**Date:** 18/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 802 sqm approx



**39 Onkara Ct ELTHAM 3095 (REI/VG)**

Agent Comments



**Price:** \$788,000

**Method:** Private Sale

**Date:** 27/02/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 821 sqm approx

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.