





Rooms: Property Type: House Land Size: 961 sqm Agent Comments Ciaran Brannigan 9435 7666 0410 544 478 cbrannigan@morrisonkleeman.com.au

> Indicative Selling Price \$730,000 - \$790,000 Median House Price March quarter 2017: \$900,000

## **Comparable Properties**

89 Napoleon St ELTHAM 3095 (REI) 3 2 4 Price: \$837,000 Method: Auction Sale Date: 01/04/2017 Rooms: -	Agent Comments *CORRECTION* this property has 1 bathroom (2 toilets)
Property Type: House (Res) Land Size: 689 sqm 2/4 Stanley Av ELTHAM 3095 (REI) 3 1 2 Price: \$765,000 Method: Auction Sale Date: 29/04/2017 Rooms: - Property Type: Unit Land Size: 540 sqm	Agent Comments
19 Elsa Ct ELTHAM 3095 (REI) 3 1 1 1 Price: \$725,000 Method: Sold Before Auction Date: 14/03/2017 Rooms: 4 Property Type: House (Res) Land Size: 569 sqm	Agent Comments

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

propertydata

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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 87 Silver Street, Eltham Vic 3095 Including suburb and postcode

#### Indicative selling price

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

Range betweer	\$730,000		&	\$790,000	
Median sale pr	ice				
Median price	\$900,000	House	х	Subur	b Eltham
Period - From	01/01/2017	to 31/03	3/2017	Source RE	IV

#### **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
89 Napoleon St ELTHAM 3095	\$837,000	01/04/2017
2/4 Stanley Av ELTHAM 3095	\$765,000	29/04/2017
19 Elsa Ct ELTHAM 3095	\$725,000	14/03/2017

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