



Ciaran Brannigan

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Indicative Selling Price

\$730,000 - \$790,000

Median House Price

March quarter 2017: \$900,000



3 1 1

Rooms:

Property Type: House

Land Size: 961 sqm

Agent Comments

Comparable Properties



89 Napoleon St ELTHAM 3095 (REI)

3 2 4

Price: \$837,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 689 sqm

Agent Comments

CORRECTION this property has 1 bathroom (2 toilets)



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

Price: \$725,000

Method: Sold Before Auction

Date: 14/03/2017

Rooms: 4

Property Type: House (Res)

Land Size: 569 sqm

Agent Comments



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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

87 Silver Street, Eltham Vic 3095

Indicative selling price

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

Range between \$730,000

&

\$790,000

Median sale price

Median price \$900,000

House

X

Suburb

Eltham

Period - From 01/01/2017

to

31/03/2017

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
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