

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 4/AF						of the Estate Agents Act 1980			
Property offere	d for s	sale								
Address Including suburb and postcode		11 Kerby Si	treet, Eltham Vid	3095						
Indicative selli	ng prio	: e								
For the meaning	of this p	orice see cor	nsumer.vic.gov.	au/underquoting						
Range between	\$850,000		&	\$900,000						
Median sale price										
Median price	\$860,50)0 Ho	ouse X	Unit		Suburb	Eltha	am		
Period - From	01/04/2	to	30/06/2017	Source	REIV					
Comparable property sales (*Delete A or B below as applicable)										
	hat the	estate agen		wo kilometres of t resentative consid	•					
Address of comparable property						Price	ļ	Date of sale		
1										
2										

OR

3

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.

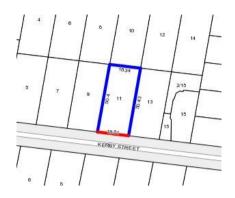
Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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Indicative Selling Price \$850,000 - \$900,000 Median House Price June quarter 2017: \$860,500

Comparable Properties



51 Reichelt Av MONTMORENCY 3094 (REI)

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Price: \$900,000

Method: Sold Before Auction

Date: 16/05/2017 **Rooms:** 6

Property Type: House (Res) **Land Size:** 949 sqm approx

Agent Comments



52 Ely St ELTHAM 3095 (REI)

= 3 **=** 2 **=**

Price: \$850,000 Method: Private Sale Date: 07/03/2017 Rooms: 5

Property Type: House (Res) Land Size: 789 sqm approx Agent Comments

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