



 3  2  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1400 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median House Price**  
 March quarter 2017: \$890,000

## Comparable Properties



**144 Progress Rd ELTHAM NORTH 3095 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,070,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 1499 sqm approx



**102 Glen Park Rd ELTHAM NORTH 3095 (REI)** **Agent Comments**

 3  2  2

**Price:** \$1,021,500  
**Method:** Private Sale  
**Date:** 06/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 3077 sqm approx



**34 Weidlich Rd ELTHAM NORTH 3095 (REI)** **Agent Comments**

 4  2  2

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 973 sqm approx

## 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

184 Progress Road, Eltham North 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 \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$890,000

House X

Suburb Eltham North

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
144 Progress Rd ELTHAM NORTH 3095	\$1,070,000	22/04/2017
102 Glen Park Rd ELTHAM NORTH 3095	\$1,021,500	06/04/2017
34 Weidlich Rd ELTHAM NORTH 3095	\$1,000,000	01/04/2017