

## 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

7 Walsh 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

\$860,000

&

\$890,000

#### Median sale price

Median price

\$685,000

House

Unit

X

Suburb

Eltham

Period - From

01/07/2017

to

30/06/2018

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.



3 1 4

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 1053 sqm approx

Agent Comments

**Indicative Selling Price**

\$860,000 - \$890,000

**Median Unit Price**

Year ending June 2018: \$685,000

## Comparable Properties



**2/24 Alban St MONTMORENCY 3094 (REI)**

Agent Comments

4 2 2

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 21/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 282 sqm approx



**8/76 Airlie Rd MONTMORENCY 3094 (REI)**

Agent Comments

3 2 2

**Price:** \$820,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 287 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.