



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

23 Orchard avenue,  
ELTHAM NORTH 3095

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$ 650,000 - \$ 715,000**

### Median sale price

Median **House** for **ELTHAM NORTH** for period **Apr 2016 - Mar 2017**  
Sourced from **Pricefinder**.

**\$ 852,300**

### 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 the most comparable to the property for sale.

**111 Progress Road,**  
Eltham North 3095

**Price \$ 640,000** Sold 24 September 2016

**9 Riversdale Ave,**  
Eltham North 3095

**Price \$ 647,500** Sold 12 March 2016

**187 Ryans Road,**  
Eltham North 3095

**Price \$ 675,000** Sold 25 November 2016

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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