

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

3/33 Luck Street, Eltham Vic 3095

Indicative selling price

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

Range between \$570,000

&

\$610,000

Median sale price

Median price \$652,350

House

Unit

X

Suburb Eltham

Period - From 01/10/2017

to

31/12/2017

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	1/1110 Main Rd ELTHAM 3095	\$610,000	05/08/2017
2	2/1298 Main Rd ELTHAM 3095	\$575,000	28/10/2017
3	8/804 Main Rd ELTHAM 3095	\$572,500	27/07/2017

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.

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Indicative Selling Price

\$570,000 - \$610,000

Median Unit Price

December quarter 2017: \$652,350



Rooms:

Property Type: Townhouse (Single)

Land Size: 242 approx sqm approx

Agent Comments

Comparable Properties



1/1110 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 05/08/2017

Rooms: 6

Property Type: Unit



2/1298 Main Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$575,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 4

Property Type: Unit

8/804 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$572,500

Method: Private Sale

Date: 27/07/2017

Rooms: -

Property Type: Apartment