



Gayle Blackwood

9431 2444

0408 776 070

gblackwood@morrisonkleeman.com.au

Indicative Selling Price

\$780,000 - \$850,000

Median House Price

March quarter 2017: \$900,000



3 2

Rooms:

Property Type: House

Land Size: 800 sqm

Agent Comments

Comparable Properties



52 Ely St ELTHAM 3095 (REI)

Agent Comments

3 2 -

Price: \$850,000

Method: Private Sale

Date: 07/03/2017

Rooms: 5

Property Type: House (Res)

Land Size: 789 sqm



14 Floriston Gr ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$840,500

Method: Private Sale

Date: 14/03/2017

Rooms: 6

Property Type: House

Land Size: 806 sqm



15 Morden PI ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$790,000

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 802 sqm



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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

15 Malabar Crescent, Eltham Vic 3095

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$900,000

House X

Suburb Eltham

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
52 Ely St ELTHAM 3095	\$850,000	07/03/2017
14 Floriston Gr ELTHAM 3095	\$840,500	14/03/2017
15 Morden PI ELTHAM 3095	\$790,000	18/02/2017