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> **Indicative Selling Price** \$780,000 - \$850,000 **Median House Price** March quarter 2017: \$900,000





Rooms:

Property Type: House Land Size: 800 sqm **Agent Comments**

Comparable Properties



52 Ely St ELTHAM 3095 (REI)





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)







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)







Price: \$790,000 Method: Auction Sale Date: 18/02/2017

Rooms: -

Property Type: House (Res) Land Size: 802 sqm

Agent Comments

Agent Comments

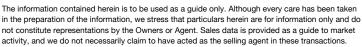
Agent Comments

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650



propertydata





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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	15 Malabar Crescent, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$780,000	&	\$850,000
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Median sale price

Median price	\$900,000	Н	ouse	Х		Sub	burb	Eltham
Period - From	01/01/2017	to	31/03	3/2017	So	ource	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



