

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

26 Meruka Drive, Eltham Vic 3095

Indicative selling price

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

Range between

\$710,000

&

\$770,000

Median sale price

Median price

\$950,000

House

X

Unit

Suburb

Eltham

Period - From

01/01/2019

to

31/03/2019

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	10 Brougham St ELTHAM 3095	\$750,000	18/06/2019
2	54 John St ELTHAM 3095	\$746,500	19/03/2019
3	23 Park West Rd ELTHAM 3095	\$710,000	22/04/2019

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  2  2

Rooms:
Property Type: House (Res)
Land Size: 803 sqm approx
 Agent Comments

Indicative Selling Price
 \$710,000 - \$770,000
Median House Price
 March quarter 2019: \$950,000

Comparable Properties



10 Brougham St ELTHAM 3095 (REI)

Agent Comments

 3  1  3

Price: \$750,000
Method: Private Sale
Date: 18/06/2019
Rooms: -
Property Type: House
Land Size: 798 sqm approx



54 John St ELTHAM 3095 (REI/VG)

Agent Comments

 3  1  2

Price: \$746,500
Method: Private Sale
Date: 19/03/2019
Rooms: 5
Property Type: House
Land Size: 782 sqm approx



23 Park West Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$710,000
Method: Private Sale
Date: 22/04/2019
Rooms: -
Property Type: House
Land Size: 926 sqm approx