

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	26 Meruka Drive, Eltham Vic 3095
Including suburb and	
postcode	

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	Hou	ise 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.

Add	dress 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.







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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)





Price: \$750,000 Method: Private Sale Date: 18/06/2019

Rooms: -

Property Type: House Land Size: 798 sqm approx **Agent Comments**



54 John St ELTHAM 3095 (REI/VG)

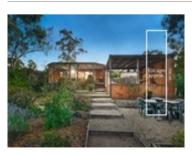
3





Price: \$746.500 Method: Private Sale Date: 19/03/2019 Rooms: 5

Property Type: House Land Size: 782 sqm approx Agent Comments



23 Park West Rd ELTHAM 3095 (REI/VG)



Price: \$710,000 Method: Private Sale Date: 22/04/2019

Rooms: -

Property Type: House Land Size: 926 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888





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