



4 2 3

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1003 sqm  
**Agent Comments**

**Indicative Selling Price**  
 \$960,000 - \$1,056,000  
**Median House Price**  
 March quarter 2017: \$900,000

## Comparable Properties



**6 Judi CI ELTHAM 3095 (REI)**

4 2 2

**Price:**  
**Method:** Private Sale  
**Date:** 06/12/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 913 sqm

**Agent Comments**

This property sold for \$1,050,000 and has an indoor swim spa.



**4 Catherine Ct ELTHAM 3095 (REI)**

5 2 3

**Price:** \$1,020,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 787 sqm

**Agent Comments**



**9 Sunray Ct ELTHAM 3095 (REI)**

4 2 2

**Price:** \$961,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1013 sqm

**Agent Comments**



## 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

25 Leane Drive, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,056,000

#### 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
6 Judi Ct ELTHAM 3095		06/12/2016
4 Catherine Ct ELTHAM 3095	\$1,020,000	08/04/2017
9 Sunray Ct ELTHAM 3095	\$961,000	25/02/2017