



Graham Morrison
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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

2 Duke Retreat, Eltham Vic 3095

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$875,000

House

X

Unit

Suburb Eltham

Period - From 01/07/2016

to

30/06/2017

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 | | |
| 2 | | |
| 3 | | |

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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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending June 2017: \$875,000



5 3 4

Rooms:

Property Type: Land

Land Size: 6170 sqm approx

Agent Comments

Quality construction by a builder who could bring our vendors vision for a grand design to a reality, and a huge 6170 m2/ xx acre allotment (approx) combine with obvious appeal in this outstanding family home. Enjoying direct access to Woodridge Linear Park, abundant accommodation, superb living options including a self-contained unit under roofline and an enticing poolside and alfresco precinct ensure exceptional living in an exclusive Eltham pocket. Expressions of interest closing 4th October at 5pm (unless sold prior.)

Comparable Properties

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