

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

2/5 Cygnet Court, Eltham Vic 3095

Indicative selling price

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

Single price

\$749,999

Median sale price

Median price

\$730,000

House

Unit

X

Suburb

Eltham

Period - From

01/04/2017

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.



Rooms:
Property Type: House (Res)
Land Size: 568 sqm approx
Agent Comments

Indicative Selling Price
\$749,999

Median Unit Price
June quarter 2017: \$730,000

Comparable Properties



1/36 Kirwana Gr MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$735,000
Method: Sold Before Auction
Date: 17/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 510 sqm approx



216 Rattray Rd MONTMORENCY 3094 (REI) **Agent Comments**



Price: \$715,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 692 sqm approx

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.