

4/155 Bible Street, Eltham Vic 3095



Ciaran Brannigan

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Indicative Selling Price

\$750,000 - \$795,000

Median Unit Price

March quarter 2017: \$715,000



3 2 2

Rooms:

Property Type:

Land Size:

Agent Comments

Comparable Properties



2/1137 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 1 2

Price: \$755,000

Method: Private Sale

Date: 12/04/2017

Rooms: 4

Property Type: House

Land Size: 825 sqm

Lot 2/155 Bible St ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$795,000

Method: Private Sale

Date: 17/01/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size:



1/44 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

3 2 2

Price: \$765,000

Method: Private Sale

Date: 08/12/2016

Rooms: -

Property Type: Townhouse (Res)

Land Size:



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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

4/155 Bible Street, Eltham Vic 3095

Indicative selling price

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

Range between \$750,000 & \$795,000

Median sale price

Median price \$715,000

Unit 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 |
|---------------------------------|-----------|--------------|
| 2/1137 Main Rd ELTHAM 3095 | \$755,000 | 12/04/2017 |
| Lot 2/155 Bible St ELTHAM 3095 | \$795,000 | 17/01/2017 |
| 1/44 Livingstone Rd ELTHAM 3095 | \$765,000 | 08/12/2016 |