

### 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 2/150 Bible Street, Eltham Vic 3095 Including suburb and postcode

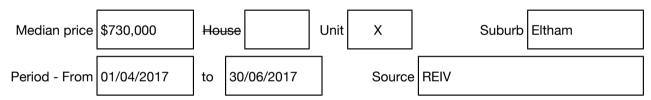
#### Indicative selling price

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

Range between \$620,000

&

#### Median sale price



\$680.000

#### 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	1/43 Silver St ELTHAM 3095	\$685,000	10/06/2017
2	1/34 Batman Rd ELTHAM 3095	\$660,000	28/06/2017
3	6/17 Silver St ELTHAM 3095	\$655,000	08/07/2017

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.

#### Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

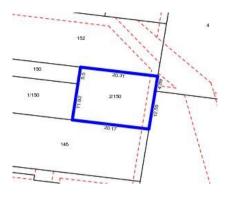
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House (Res) Land Size: 352 sqm approx Agent Comments Indicative Selling Price \$620,000 - \$680,000 Median Unit Price June quarter 2017: \$730,000

## **Comparable Properties**

1/43 Silver St ELTHAM 3095 (REI/VG) 1/43 Silver St ELTHAM 3095 (REI/VG) 1/45 Silver St ELTHAM 3005 (REI/VG) 1/45 Silver	Agent Comments
1/34 Batman Rd ELTHAM 3095 (REI)   Image: 3 Image: 2   Price: \$660,000   Method: Private Sale   Date: 28/06/2017   Rooms: 5   Property Type: Unit   Land Size: 323 sqm approx	Agent Comments
6/17 Silver St ELTHAM 3095 (REI/VG) 3 1 2 Price: \$655,000 Method: Auction Sale Date: 08/07/2017 Rooms: 4 Property Type: House (Res) Land Size: 197 sqm approx	Agent Comments

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