



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

2/150 Bible Street, Eltham Vic 3095

Indicative selling price

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

Range between \$620,000

&

\$680,000

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	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.~~



3 1 1

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)

Agent Comments

3 1 1

Price: \$685,000

Method: Auction Sale

Date: 10/06/2017

Rooms: 4

Property Type: House (Res)

Land Size: 380 sqm approx



1/34 Batman Rd ELTHAM 3095 (REI)

Agent Comments

3 2 1

Price: \$660,000

Method: Private Sale

Date: 28/06/2017

Rooms: 5

Property Type: Unit

Land Size: 323 sqm approx



6/17 Silver St ELTHAM 3095 (REI/VG)

Agent Comments

3 1 2

Price: \$655,000

Method: Auction Sale

Date: 08/07/2017

Rooms: 4

Property Type: House (Res)

Land Size: 197 sqm approx