

## 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

74 Parry Road, Eltham North Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$760,000 & \$800,000

#### Median sale price

Median price \$910,000 House ☒ Unit ☐ Suburb Eltham North

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.



 3    2    1

**Rooms:**  
**Property Type:** House  
**Land Size:** 646 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$760,000 - \$800,000  
**Median House Price**  
June quarter 2017: \$910,000

## Comparable Properties



**40 Parry Rd ELTHAM NORTH 3095 (REI)**

**Agent Comments**

 3    4    -

**Price:** \$777,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** 7  
**Property Type:** House (Res)



**36 Arcadia Way ELTHAM NORTH 3095 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 838 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.