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Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2017: \$875,000



 3  2  3

Rooms: 8

Property Type: House

Land Size: 1015 sqm approx

Agent Comments

Comparable Properties



144 Progress Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,070,000

Method: Auction Sale

Date: 22/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 1499 sqm approx



38 Meruka Dr ELTHAM 3095 (REI)

Agent Comments

 4  3  2

Price:

Method: Auction Sale

Date: 15/07/2017

Rooms: 8

Property Type: House (Res)

Land Size: 791 sqm approx



30 Astley St MONTMORENCY 3094 (REI)

Agent Comments

 4  2  1

Price: \$1,050,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 7

Property Type: House (Res)

Land Size: 973 sqm approx

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

7 Godalmin Street, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$875,000

House X

Suburb Eltham

Period - From 01/07/2016 to 30/06/2017

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
144 Progress Rd ELTHAM NORTH 3095	\$1,070,000	22/04/2017
38 Meruka Dr ELTHAM 3095		15/07/2017
30 Astley St MONTMORENCY 3094	\$1,050,000	27/05/2017