



 4   
  2   
  0

**Rooms:****Property Type:** House (Res)**Land Size:** 576 sqm approx

Agent Comments

**Indicative Selling Price**

\$640,000 - \$690,000

**Median House Price**

June quarter 2017: \$860,500

## Comparable Properties

**34 Bible St ELTHAM 3095 (REI/VG)**

Agent Comments

 3   
  1   
  2

**Price:** \$690,000**Method:** Auction Sale**Date:** 11/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 644 sqm approx**1/43 Silver St ELTHAM 3095 (REI)**

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**349 Main Rd MONTMORENCY 3094 (REI)**

Agent Comments

 3   
  2   
  3

**Price:** \$655,000**Method:** Auction Sale**Date:** 01/07/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 382 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

1/236 Bolton Street, Eltham 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 \$640,000 & \$690,000

#### Median sale price

Median price \$860,500

House X

Suburb Eltham

Period - From 01/04/2017 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
34 Bible St ELTHAM 3095	\$690,000	11/03/2017
1/43 Silver St ELTHAM 3095	\$685,000	10/06/2017
349 Main Rd MONTMORENCY 3094	\$655,000	01/07/2017