

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

44 Acheron Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price

Median price

\$941,000

House

X

Unit

Suburb

Eltham North

Period - From

01/10/2017

to

31/12/2017

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	8 Suzanne Ct BRIAR HILL 3088	\$785,000	26/09/2017
2	4 Dunbarton Dr ELTHAM NORTH 3095	\$775,000	07/10/2017
3	22 Baldwin Av MONTMORENCY 3094	\$727,000	11/11/2017

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.

Jason Stepanow

9842 8888

0405 159 650

jstepanow@barryplant.com.au

Indicative Selling Price

\$720,000 - \$790,000

Median House Price

December quarter 2017: \$941,000



 4  1  2

Rooms:

Property Type: House

Land Size: 653 approx. sqm
approx

[Agent Comments](#)

Comparable Properties



8 Suzanne Ct BRIAR HILL 3088 (VG)

[Agent Comments](#)

 3  -  -

Price: \$785,000

Method: Sale

Date: 26/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 789 sqm approx



4 Dunbarton Dr ELTHAM NORTH 3095
(REI/VG)

[Agent Comments](#)

 4  2  1

Price: \$775,000

Method: Private Sale

Date: 07/10/2017

Rooms: 8

Property Type: House (Res)

Land Size: 642 sqm approx



22 Baldwin Av MONTMORENCY 3094 (REI/VG) [Agent Comments](#)

 3  1  -

Price: \$727,000

Method: Auction Sale

Date: 11/11/2017

Rooms: 4

Property Type: House (Res)

Land Size: 680 sqm approx