

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

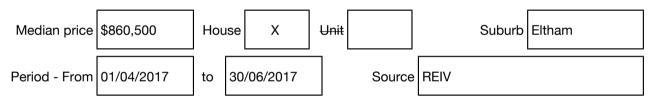
Address 83 Zig Zag Road, Eltham Vic 3095 Including suburb and postcode

Indicative selling price

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

 Range between
 \$1,100,000
 &
 \$1,200,000

Median sale price



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 Jessicas La ELTHAM 3095	\$1,200,000	22/04/2017
2	132 Glen Park Rd ELTHAM NORTH 3095	\$1,160,000	05/03/2017
3	3 Michael Ct ELTHAM NORTH 3095	\$1,115,000	19/08/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Hobby Farm < 20 ha (Rur) Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price June quarter 2017: \$860,500

Comparable Properties

2 Jessicas La ELTHAM 3095 (REI) 3 1 2 4 Price: \$1,200,000 Method: Auction Sale Date: 22/04/2017 Rooms: - Property Type: House Land Size: 1468 sqm approx	Agent Comments
132 Glen Park Rd ELTHAM NORTH 3095 (REI/VG) Price: \$1,160,000 Method: Sold Before Auction Date: 05/03/2017 Rooms: 9 Property Type: House (Res) Land Size: 1254 sqm approx	Agent Comments
3 Michael Ct ELTHAM NORTH 3095 (REI)	Agent Comments

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