

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

83 Zig Zag Road, Eltham Vic 3095

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

Median price \$860,500

House

X

Unit

Suburb Eltham

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 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.~~



 4  2  2

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)

Agent Comments

 3  1  4

Price: \$1,200,000

Method: Auction Sale

Date: 22/04/2017

Rooms: -

Property Type: House

Land Size: 1468 sqm approx



132 Glen Park Rd ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 6  3  2

Price: \$1,160,000

Method: Sold Before Auction

Date: 05/03/2017

Rooms: 9

Property Type: House (Res)

Land Size: 1254 sqm approx



3 Michael Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 6  3  4

Price: \$1,115,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 9

Property Type: House (Res)

Land Size: 966 sqm approx