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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		26 Heacham Road, Eltham North Vic 3095								
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$820,)	&		\$870,000					
Median sale price										
Median price	\$963,325	Н	ouse	Х	Unit			Suburb	Eltham North	
Period - From	01/01/201	8 to	31/0	3/2018		Source	REIV			

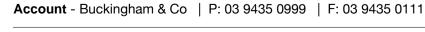
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	6 Nerreman Gateway ELTHAM 3095	\$890,000	31/03/2018
2	8 glen katherine Dr ST HELENA 3088	\$890,000	17/03/2018
3	44 Acheron Cr ELTHAM NORTH 3095	\$865,000	21/04/2018

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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