

#### 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	5 Ashdale Grove, Eltham Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price\*

Median price	\$1,030,000	Hou	ise X	Unit		Suburb	Eltham
Period - From	29/11/2017	to	29/11/2018		Source	PDOL	

### 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	11 Mulberry Ct ELTHAM 3095	\$1,390,000	09/11/2018
2	32 Floriston Gr ELTHAM 3095	\$1,065,000	10/08/2018
3	58 Eucalyptus Rd ELTHAM 3095	\$1,060,000	01/09/2018

#### 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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<sup>\*</sup> The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 78 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.







Property Type: House (Res)

**Indicative Selling Price** \$1,150,000 **Median House Price \*** 

29/11/2017 - 29/11/2018: \$1.030.000

\* Agent calculated median based on 78 sales

Land Size: 1081 sqm approx **Agent Comments** 

Rooms:

Beautiful multi-level 4 bedroom family home boasting a superb kitchen with cathedral height ceilings, stone bench-tops & European appliances. Enormous family room opening to an entertainers deck, plus downstairs rumpus room all minutes into Eltham Village, Eltham High, CLC & Eltham College.

## Comparable Properties



11 Mulberry Ct ELTHAM 3095 (REI)

**Agent Comments** 

Price: \$1,390,000 Method: Private Sale Date: 09/11/2018

Rooms: -

Property Type: House Land Size: 945 sqm approx

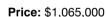
32 Floriston Gr ELTHAM 3095 (REI/VG)





**Agent Comments** 

**Agent Comments** 



Method: Sold Before Auction

Date: 10/08/2018

Rooms: -

Property Type: House (Res) Land Size: 833 sqm approx

58 Eucalyptus Rd ELTHAM 3095 (REI/VG)





Price: \$1,060,000 Method: Private Sale Date: 01/09/2018

Rooms: -

Property Type: House (Res) Land Size: 859 sqm approx



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