

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

5 Ashdale Grove, Eltham Vic 3095

Indicative selling price

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

Single price \$1,150,000

Median sale price*

Median price \$1,030,000

House

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.

	Address 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.

* 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.


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Rooms:**Property Type:** House (Res)**Land Size:** 1081 sqm approx**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

Agent Comments

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**
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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**
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Price: \$1,065,000**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)****Agent Comments**
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Price: \$1,060,000**Method:** Private Sale**Date:** 01/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 859 sqm approx