

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 | 19 Andrews Street, Eltham Vic 3095 |
|---|------------------------------------|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$780,000 | & | \$820,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|--------|
| Median price | \$952,000 | House | X | Unit | | Suburb | Eltham |
| Period - From | 01/04/2017 | to | 31/03/2018 | 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.

| | Address of comparable property | Price | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 205 Progress Rd ELTHAM NORTH 3095 | \$800,000 | 02/03/2018 |
| 2 | 105 Glen Park Rd ELTHAM NORTH 3095 | \$780,000 | 02/12/2017 |
| 3 | 185 Progress Rd ELTHAM NORTH 3095 | \$780,000 | 25/11/2017 |

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.