

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	6 Bayfield Drive, Eltham Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$820,000	&	\$880,000

Median sale price

Median price	\$860,500	Hou	ise X	Unit		Suburb	Eltham
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

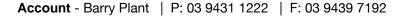
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	11 Frank St ELTHAM 3095	\$877,500	18/02/2017
2	51 Milborne Cr ELTHAM 3095	\$860,000	18/03/2017
3	14 Floriston Gr ELTHAM 3095	\$840,500	14/03/2017

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.







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Rooms:

Property Type: House (Res) Land Size: 792 sqm approx

Agent Comments

Indicative Selling Price \$820,000 - \$880,000 **Median House Price** June quarter 2017: \$860,500

Comparable Properties



11 Frank St ELTHAM 3095 (REI)

Price: \$877,500 Method: Auction Sale Date: 18/02/2017

Rooms: -

Property Type: House (Res)

Agent Comments



51 Milborne Cr ELTHAM 3095 (REI)





Price: \$860,000

Date: 18/03/2017 Rooms: -

Method: Auction Sale

Property Type: House (Res) Land Size: 895 sqm approx Agent Comments



14 Floriston Gr ELTHAM 3095 (REI)





Price: \$840,500 Method: Private Sale Date: 14/03/2017 Rooms: 6

Property Type: House Land Size: 806 sqm approx Agent Comments

Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192





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