

## 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 6 Bayfield Drive, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$860,500 House 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.

	Address 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.



 3    2    1

**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)

Agent Comments

 3    2    3

**Price:** \$877,500  
**Method:** Auction Sale  
**Date:** 18/02/2017  
**Rooms:** -  
**Property Type:** House (Res)



51 Milborne Cr ELTHAM 3095 (REI)

Agent Comments

 4    2    2

**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 895 sqm approx



14 Floriston Gr ELTHAM 3095 (REI)

Agent Comments

 3    2    2

**Price:** \$840,500  
**Method:** Private Sale  
**Date:** 14/03/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 806 sqm approx