

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**11 Adecroft Court,  
ELTHAM 3095**

### Indicative selling price

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

**Single price \$850,000**

### Median sale price

Median **House** for **ELT HAM** for period **Jul 2016 - Jun 2017**

Sourced from .

**\$875,000**

### Comparable property sales

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 the most comparable to the property for sale.

**32 Wycliffe Cres,**  
Eltham 3095

**Price \$920,000** Sold 18 March 2007

**14 Lamorna Crt,**  
Eltham 3095

**Price \$900,000** Sold 01 April 2017

**15 Malabar Cres,**  
Eltham 3095

**Price \$890,000** Sold 20 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from .

House

 **4 beds**

 **2 baths**

 **2 parking**

### Contact agents

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