

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

75 Eucalyptus Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$815,000

&

\$865,000

Median sale price

Median price

\$980,000

House

X

Unit

Suburb

Eltham

Period - From

01/07/2017

to

30/06/2018

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	83 Valonia Dr ELTHAM 3095	\$860,000	22/08/2018
2	37 Glenister Dr ELTHAM 3095	\$820,000	01/05/2018
3	66 Luck St ELTHAM 3095	\$815,500	22/09/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$815,000 - \$865,000
Median House Price
Year ending June 2018: \$980,000

Comparable Properties



83 Valonia Dr ELTHAM 3095 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 22/08/2018
Rooms: -
Property Type: House
Land Size: 797 sqm approx



37 Glenister Dr ELTHAM 3095 (REI/VG)

Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 01/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 771 sqm approx



66 Luck St ELTHAM 3095 (REI)

Agent Comments



Price: \$815,500
Method: Auction Sale
Date: 22/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 881 sqm approx