

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

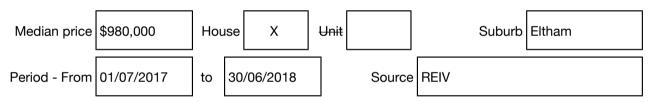
75 Eucalyptus Road, Eltham Vic 3095

Indicative selling price

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

Range between	\$815,000	&	\$865,000
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Median sale price



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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









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) 4 2 - Price: \$860,000 Method: Private Sale Date: 22/08/2018 Rooms: - Property Type: House Land Size: 797 sqm approx	Agent Comments
unesions kleves	37 Glenister Dr ELTHAM 3095 (REI/VG) 3 2 2 2 Price: \$820,000 Method: Sold Before Auction Date: 01/05/2018 Rooms: - Property Type: House (Res) Land Size: 771 sqm approx	Agent Comments
	66 Luck St ELTHAM 3095 (REI) 3 2 6 1 Price: \$815,500 Method: Auction Sale Date: 22/09/2018 Rooms: 5 Property Type: House (Res) Land Size: 881 sqm approx	Agent Comments

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