

## 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

60 Luck Street, 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 \$1,000,000

&

\$1,100,000

#### Median sale price

Median price \$920,100

House

X

Unit

Suburb Eltham

Period - From 01/07/2018

to

30/09/2018

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	32 Floriston Gr ELTHAM 3095	\$1,065,000	10/08/2018
2	58 Eucalyptus Rd ELTHAM 3095	\$1,060,000	01/09/2018
3	1 Marlow PI ELTHAM 3095	\$1,015,000	05/09/2018

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.



 4  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 887 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
September quarter 2018: \$920,100

## Comparable Properties



**32 Floriston Gr ELTHAM 3095 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,065,000  
**Method:** Sold Before Auction  
**Date:** 10/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 833 sqm approx



**58 Eucalyptus Rd ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 859 sqm approx



**1 Marlow PI ELTHAM 3095 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,015,000  
**Method:** Private Sale  
**Date:** 05/09/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 799 sqm approx