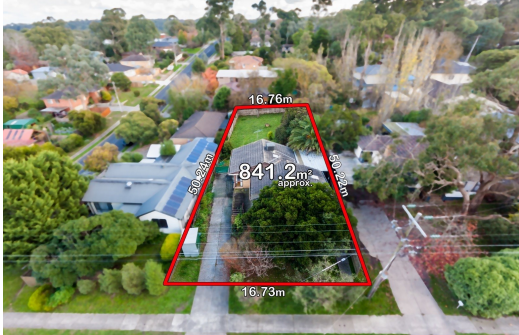




March quarter 2017: \$900,000



### Agent Comments

The proportions are generous, the orientation is ideal and the address is absolutely perfect! Blue-chip Eltham opportunities don't get a lot better than this! This magnificent 841 m2 allotment (approx) is ready for a bright future with space and scope for a renovation, deluxe unit/townhouse development, superb subdivision or as a looked for location for your dream family home (all stca). An easy stroll to the station, cafés, boutiques, eateries, supermarkets and primary school, this is a brilliant opportunity in an ever popular neighbourhood.

## Comparable Properties

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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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.



Graham Morrison  
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0417 101 997

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## 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

59 Bible 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

\$820,000

&

\$900,000

#### Median sale price

Median price

\$900,000

House

X

Suburb

Eltham

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

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.