



Sasa Buncic  
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**Indicative Selling Price**

\$770,000

**Median House Price**

March quarter 2017: \$890,000



3 1 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 669 sqm

**Agent Comments**

Delight in the peace, privacy and tremendous outlook across the tree tops to the distant ranges, which are just some of the highlights offered by this warm and welcoming family home in leafy, bird attracting garden surrounds. The entry level introduces main bedroom with bathroom access, formal living, casual meals and a deck, all oriented to take in those views. Cleverly integrated under the house, and adding sought after flexibility, is multi-purpose room with a bathroom, making it deal as a teen or parental retreat or home office.

## Comparable Properties



**7 Acheron Cr ELTHAM NORTH 3095 (REI)**

**Agent Comments**

3 2 2

**Price:** \$805,000

**Method:** Private Sale

**Date:** 06/03/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 827 sqm



**10-11 Marian Ct ELTHAM NORTH 3095 (REI)**

**Agent Comments**

4 3 1

**Price:** \$785,000

**Method:** Private Sale

**Date:** 16/12/2016

**Rooms:** 7

**Property Type:** House

**Land Size:** 700 sqm



**40 Parry Rd ELTHAM NORTH 3095 (REI/VG)**

**Agent Comments**

3 4 -

**Price:** \$777,000

**Method:** Auction Sale

**Date:** 25/02/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 820 sqm



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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

31 Snowball Road, Eltham North Vic 3095

#### Indicative selling price

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

Single price

\$770,000

#### Median sale price

Median price

\$890,000

House

X

Suburb

Eltham North

Period - From

01/01/2017

to

31/03/2017

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7 Acheron Cr ELTHAM NORTH 3095	\$805,000	06/03/2017
10-11 Marian Ct ELTHAM NORTH 3095	\$785,000	16/12/2016
40 Parry Rd ELTHAM NORTH 3095	\$777,000	25/02/2017