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Indicative Selling Price \$770,000 **Median House Price** March quarter 2017: \$890,000



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)



Price: \$805,000 Method: Private Sale Date: 06/03/2017 Rooms: 4

Property Type: House Land Size: 827 sqm

Agent Comments



10-11 Marian Ct ELTHAM NORTH 3095 (REI)





Price: \$785.000 Method: Private Sale Date: 16/12/2016 Rooms: 7

Property Type: House

Land Size: 700 sqm

Agent Comments



40 Parry Rd ELTHAM NORTH 3095 (REI/VG)

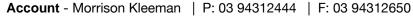


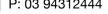
Price: \$777,000 Method: Auction Sale Date: 25/02/2017

Rooms: 7 Property Type: House (Res)

Land Size: 820 sqm

Agent Comments











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	31 Snowball Road, Eltham North Vic 3095
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$8	890,000	Н	ouse X	Su	burb	Eltham North
Period - From 01	1/01/2017	to	31/03/2017	Source	REIV	1

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





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