

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	94b Pitt Street, Eltham Vic 3095
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Indicative selling price

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

Range between	\$580,000	&	\$638,000
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Median sale price

Median price	\$730,000	House		Unit	X	Suburb	Eltham
Period - From	01/04/2017	to	30/06/2017	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	2/1138 Main Rd ELTHAM 3095	\$638,000	24/03/2017
2	355 Main Rd MONTMORENCY 3094	\$635,000	05/05/2017
3	3/1110 Main Rd ELTHAM 3095	\$600,000	17/07/2017

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.~~



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 490 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$638,000

Median Unit Price

June quarter 2017: \$730,000

Comparable Properties



2/1138 Main Rd ELTHAM 3095 (REI/VG)

Agent Comments

 3  2  2

Price: \$638,000

Method: Private Sale

Date: 24/03/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 455 sqm approx



355 Main Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

 3  1  -

Price: \$635,000

Method: Private Sale

Date: 05/05/2017

Rooms: 4

Property Type: House (Res)

Land Size: 435 sqm approx



3/1110 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$600,000

Method: Private Sale

Date: 17/07/2017

Rooms: -

Property Type: Unit

Land Size: 202 sqm approx