

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	34 Heacham Road, Eltham North Vic 3095
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Indicative selling price

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

Range between &

Median sale price

Median price	\$916,000	House	X	Unit		Suburb	Eltham North
Period - From	01/04/2018	to	30/06/2018	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	4 Maxine Dr ST HELENA 3088	\$880,000	19/04/2018
2	44 Acheron Cr ELTHAM NORTH 3095	\$865,000	21/04/2018
3	245 St Helena Rd GREENSBOROUGH 3088	\$815,000	24/04/2018

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.

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Rooms:
Property Type: House (Res)
Land Size: 692 approx. sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
June quarter 2018: \$916,000

Comparable Properties



4 Maxine Dr ST HELENA 3088 (REI/VG)

[Agent Comments](#)

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Price: \$880,000
Method: Private Sale
Date: 19/04/2018
Rooms: 8
Property Type: House (Res)
Land Size: 779 sqm approx



44 Acheron Cr ELTHAM NORTH 3095 (REI/VG) [Agent Comments](#)

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Price: \$865,000
Method: Auction Sale
Date: 21/04/2018
Rooms: 7
Property Type: House (Res)
Land Size: 653 sqm approx



245 St Helena Rd GREENSBOROUGH 3088 (REI/VG)

[Agent Comments](#)

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Price: \$815,000
Method: Private Sale
Date: 24/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 651 sqm approx