



 3   
  2   
  2

**Rooms:**  
**Property Type:**  
**Land Size:**  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$880,000  
**Median House Price**  
 Year ending March 2017: \$872,500

Displaying exceptional attention to detail at every turn, this inspiring one-owner home on a wonderful garden allotment delivers enticing Eltham excellence! On its own title and without any body corporate concerns, three bedrooms, two luxury bathrooms and three living areas reveal indoor outdoor family living of the highest calibre. An exclusive address close to Beard Street shops and a stress free stroll to Eltham East primary school and onto the centre of Eltham wrap up a truly unequalled proposition.

## Comparable Properties



**25b Elsa Ct ELTHAM 3095 (REI)**

Agent Comments

 4   
  2   
  2

**Price:** \$856,000  
**Method:** Auction Sale  
**Date:** 08/04/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 665 sqm



**1/23 Cecil St ELTHAM 3095 (REI)**

Agent Comments

 3   
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  2

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 7  
**Property Type:** Townhouse (Res)  
**Land Size:** 314 sqm



**5 Bryan Ct ELTHAM 3095 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$892,500  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 633 sqm



## 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

1a Frank Street, Eltham Vic 3095

#### Indicative selling price

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

Range between \$800,000 & \$880,000

#### Median sale price

Median price \$872,500

House X

Suburb Eltham

Period - From 01/04/2016 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
25b Elsa Ct ELTHAM 3095	\$856,000	08/04/2017
1/23 Cecil St ELTHAM 3095	\$840,000	25/03/2017
5 Bryan Ct ELTHAM 3095	\$892,500	25/02/2017