



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

16 Catherine Court, Eltham Vic 3095

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$875,000 House X Unit Suburb Eltham

Period - From 01/07/2016 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	30 Cromwell St ELTHAM 3095	\$1,065,000	16/06/2017
2	38 Meruka Dr ELTHAM 3095	\$1,054,000	15/07/2017
3	4 Catherine Ct ELTHAM 3095	\$1,020,000	08/04/2017

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.~~



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  2

Rooms:**Property Type:** House**Land Size:** 796 sqm approx**Agent Comments**

3 bedrooms, 2 bathrooms, study, double garage With gated access to Enfield Court.

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2017: \$875,000

Comparable Properties

**30 Cromwell St ELTHAM 3095 (REI)****Agent Comments**

 4
  2
  2

Price: \$1,065,000**Method:** Sold Before Auction**Date:** 16/06/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 850 sqm approx**38 Meruka Dr ELTHAM 3095 (REI)****Agent Comments**

 4
  3
  2

Price: \$1,054,000**Method:** Auction Sale**Date:** 15/07/2017**Rooms:** 8**Property Type:** House (Res)**Land Size:** 791 sqm approx**4 Catherine Ct ELTHAM 3095 (REI/VG)****Agent Comments**

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  2
  3

Price: \$1,020,000**Method:** Auction Sale**Date:** 08/04/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 787 sqm approx