## 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

21 Malabar Crescent, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$890,000		&		\$960,000			
Median sale p	rice							
Median price	\$887,500	Pro	operty Type	Hou	ise		Suburb	Eltham
Period - From	01/04/2019	to	30/06/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	14 Doodson Ct ELTHAM 3095	\$948,000	20/05/2019
2	119 Arthur St ELTHAM 3095	\$925,000	08/04/2019
3	98 Arthur St ELTHAM 3095	\$900,000	24/06/2019

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.

This Statement of Information was prepared on:

08/10/2019 12:14





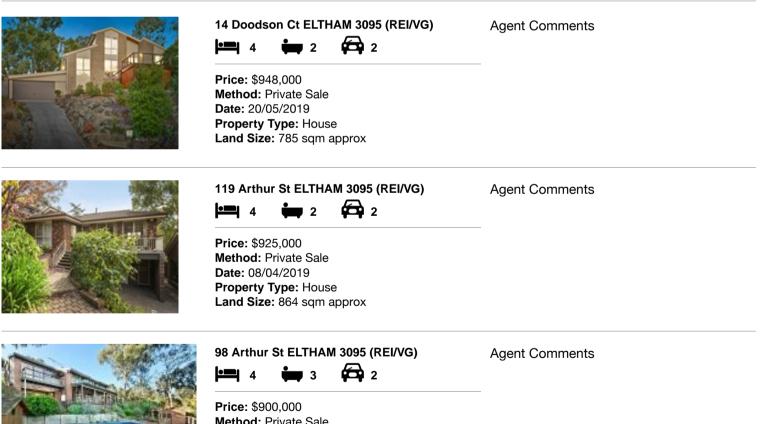




Property Type: House (Previously Occupied - Detached) Land Size: 796 sqm approx Agent Comments

**Indicative Selling Price** \$890,000 - \$960,000 Median House Price June quarter 2019: \$887,500

# **Comparable Properties**



Method: Private Sale Date: 24/06/2019 Property Type: House (Res) Land Size: 787 sqm approx

Account - Barry Plant | P: (03) 9431 1243

