

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 2 Progress Road, Eltham North Vic 3095 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$840,000 | & | \$910,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$910,000 | Hou | ise X | Unit | | Suburt | Eltham North |
|---------------|------------|-----|------------|------|--------|--------|--------------|
| Period - From | 01/04/2017 | to | 30/06/2017 | | Source | REIV | |

Comparable property sales (*Delete A or B below as applicable)

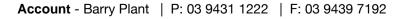
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 74 Weidlich Rd ELTHAM NORTH 3095 \$910,000 17/06/2017

| 1 | 74 Weidlich Rd ELTHAM NORTH 3095 | \$910,000 | 17/06/2017 |
|---|----------------------------------|-----------|------------|
| 2 | 15 Stirling Ct ELTHAM NORTH 3095 | \$890,000 | 04/03/2017 |
| 3 | 15 Nungeroo Ct ELTHAM NORTH 3095 | \$842,000 | 12/05/2017 |

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.

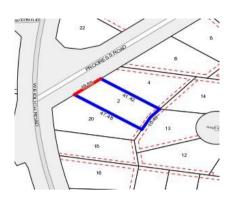






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Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 807 sqm approx

Agent Comments

Indicative Selling Price \$840,000 - \$910,000 **Median House Price** June quarter 2017: \$910,000

Comparable Properties



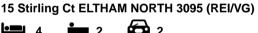
74 Weidlich Rd ELTHAM NORTH 3095 (REI)



Price: \$910,000 Method: Auction Sale Date: 17/06/2017 Rooms: 5

Property Type: House (Res) Land Size: 703 sqm approx





Price: \$890.000 Method: Auction Sale Date: 04/03/2017 Rooms: 6

Property Type: House (Res) Land Size: 645 sqm approx

15 Nungeroo Ct ELTHAM NORTH 3095 (REI)





Price: \$842,000

Method: Sold Before Auction

Date: 12/05/2017 Rooms: 9

Property Type: House (Res) Land Size: 797 sqm approx

Agent Comments

Agent Comments

Agent Comments







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