

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

2 Progress Road, Eltham North Vic 3095

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 House X Unit Suburb 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
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.~~



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)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 703 sqm approx



15 Stirling Ct ELTHAM NORTH 3095 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$842,000

Method: Sold Before Auction

Date: 12/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 797 sqm approx