

Lynn White 9438 4422 0419 434 111

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# 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

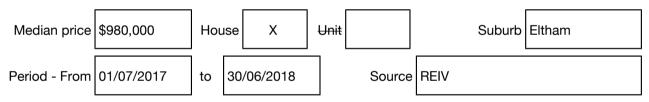
26 Beard Street, Eltham Vic 3095

#### Indicative selling price

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

Single price \$839,000

#### Median sale price



#### 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	44 John St ELTHAM 3095	\$852,000	01/03/2018
2	98 Bridge St ELTHAM 3095	\$840,000	19/04/2018
3	1 Sherbrooke St ELTHAM NORTH 3095	\$820,000	06/06/2018

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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#### Generated: 22/08/2018 16:09

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





### 26 Beard Street, Eltham Vic 3095







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 830 sqm approx Agent Comments

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**Indicative Selling Price** \$839.000 **Median House Price** Year ending June 2018: \$980,000

## **Comparable Properties**



Price: \$852.000 Method: Private Sale Date: 01/03/2018 Rooms: -Property Type: House (Res) Land Size: 677 sqm approx

**1** 3

44 John St ELTHAM 3095 (REI/VG)

**2** 

Agent Comments



98 Bridge St ELTHAM 3095 (VG)

**1 1** 3 έα. Agent Comments





Property Type: House (Res) Land Size: 700 sqm approx

1 Sherbrooke St ELTHAM NORTH 3095 (REI) Agent Comments



Price: \$820,000 Method: Private Sale Date: 06/06/2018 Rooms: -Property Type: House (Res) Land Size: 1322 sqm approx

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