

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

2/5 Andrews Street, Eltham Vic 3095

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$730,000 House Unit X Suburb Eltham

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	5/1232 Main Rd ELTHAM 3095	\$740,000	27/05/2017
2	3/1123 Main Rd ELTHAM 3095	\$720,000	09/05/2017
3	1/1220 Main Rd ELTHAM 3095	\$690,000	16/03/2017

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.~~



 3  2  2

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 200.027 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

June quarter 2017: \$730,000

Comparable Properties



5/1232 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$740,000

Method: Private Sale

Date: 27/05/2017

Rooms: 6

Property Type: Townhouse (Res)



3/1123 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$720,000

Method: Private Sale

Date: 09/05/2017

Rooms: 6

Property Type: Townhouse (Res)



1/1220 Main Rd ELTHAM 3095 (REI)

Agent Comments

 3  2  2

Price: \$690,000

Method: Private Sale

Date: 16/03/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 298 sqm approx