

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

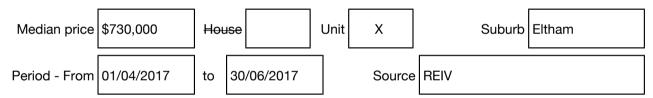
Address 2/5 Andrews Street, Eltham Vic 3095 Including suburb and postcode

Indicative selling price

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

Range between\$690,000&

Median sale price



\$750.000

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.

Account - Barry Plant | P: 03 9431 1222 | F: 03 9439 7192

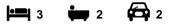
propertydata

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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.







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)

Price: \$740,000 Method: Private Sale Date: 27/05/2017 Rooms: 6 Property Type: Townhouse (Res) Agent Comments

Agent Comments



3/1123 Main Rd ELTHAM 3095 (REI)

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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

Price: \$690,000 Method: Private Sale Date: 16/03/2017 Rooms: 5 Property Type: Townhouse (Res) Land Size: 298 sqm approx

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