

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

45 Allison Crescent, Eltham North Vic 3095

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$910,000

House

X

Suburb

Eltham North

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
40 Scenic Cr ELTHAM NORTH 3095	\$815,000	04/03/2017
11 Marion Way ELTHAM 3095	\$780,000	27/01/2017
36 Arcadia Way ELTHAM NORTH 3095	\$770,000	01/07/2017