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## 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

11 Thornton Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000

&

\$830,000

#### Median sale price

Median price \$875,000

House

X

Unit

Suburb Eltham

Period - From 01/07/2016

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	146 Sherbourne Rd MONTMORENCY 3094	\$755,000	24/06/2017
2	73 Reichelt Av MONTMORENCY 3094	\$771,000	31/05/2017
3	5 Grand Blvd MONTMORENCY 3094	\$860,000	29/06/2017

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:** 1010 sqm approx

Agent Comments

## Comparable Properties



**146 Sherbourne Rd MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$755,000

**Method:** Auction Sale

**Date:** 24/06/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 848 sqm approx



**73 Reichelt Av MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$771,000

**Method:** Private Sale

**Date:** 31/05/2017

**Rooms:** 6

**Property Type:** House



**5 Grand Blvd MONTMORENCY 3094 (REI)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 29/06/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 901 sqm approx