

### 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 11 Thornton Street, Eltham Vic 3095 Including suburb and postcode

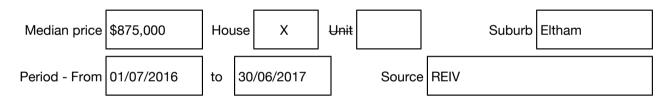
#### Indicative selling price

Median sale price

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

Range between \$770,000

&



\$830.000

#### 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	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.

#### Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

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: House (Previously Occupied - Detached) Land Size: 1010 sqm approx Agent Comments James Newton 9431 2444 0421 733 914 jnewton@morrisonkleeman.com.au

> Indicative Selling Price \$770,000 - \$830,000 Median House Price Year ending June 2017: \$875,000

## **Comparable Properties**



146 Sherbourne Rd MONTMORENCY 3094 (REI)



Price: \$755,000 Method: Auction Sale Date: 24/06/2017 Rooms: 5 Property Type: House (Res) Land Size: 848 sqm approx Agent Comments



73 Reichelt Av MONTMORENCY 3094 (REI)

2

Agent Comments



**Len** 3



5 Grand Blvd MONTMORENCY 3094 (REI)



Price: \$860,000 Method: Private Sale Date: 29/06/2017 Rooms: 5 Property Type: House Land Size: 901 sqm approx Agent Comments

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