

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 St Andrews Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$963,325 House X Unit Suburb Eltham North

Period - From 01/01/2018 to 31/03/2018 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 | 34 Liddesdale Gr ELTHAM NORTH 3095 | \$1,250,000 | 14/04/2018 |
| 2 | 56 Hillcrest Rd ELTHAM NORTH 3095 | \$1,235,000 | 16/02/2018 |
| 3 | 199 Scenic Cr ELTHAM NORTH 3095 | \$1,150,000 | 24/03/2018 |

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.