## 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

48 View Hill Crescent, Eltham Vic 3095

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	n \$1,180,000		&		\$1,260,000			
Median sale p	rice							
Median price	\$905,000	Pro	operty Type	Hou	se		Suburb	Eltham
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	4 Bushland Ct ELTHAM 3095	\$1,275,000	07/05/2019
2	87 Dalton St ELTHAM 3095	\$1,250,000	26/09/2019
3	5 Venue CI ELTHAM 3095	\$1,250,000	14/09/2019

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.

This Statement of Information was prepared on:

22/10/2019 10:47





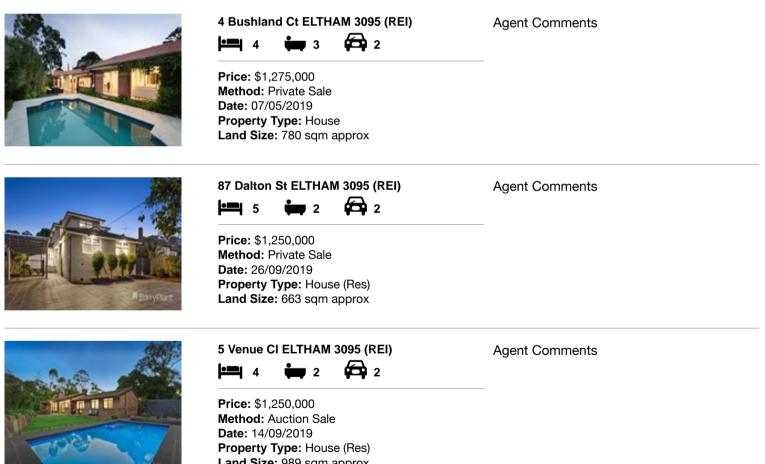




Property Type: House (Res) Land Size: 933 sqm approx Agent Comments

**Indicative Selling Price** \$1,180,000 - \$1,260,000 **Median House Price** Year ending September 2019: \$905,000

# **Comparable Properties**





Land Size: 989 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



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.