

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

15 Dale Avenue, Eltham North Vic 3095

Indicative selling price

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

Range between	\$830,000	&	\$890,000

Median sale price

Median price	\$920,000	Hou	se	Х	Unit		\$	Suburb	Eltham North
Period - From	01/07/2017	to	30/0	6/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	10 Dale Av ELTHAM NORTH 3095	\$899,000	07/07/2018
2	21 Hillcrest Rd ELTHAM NORTH 3095	\$882,000	18/06/2018
3	1 Sherbrooke St ELTHAM NORTH 3095	\$820,000	06/06/2018

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.

Account - Buckingham & Co | P: 03 9435 0999 | F: 03 9435 0111

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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.

