

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

Range between \$830,000

&

\$890,000

Median sale price

Median price \$920,000

House

X

Unit

Suburb Eltham North

Period - From 01/07/2017

to

30/06/2018

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	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.