

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

8 Stringybark Road, Eltham Vic 3095

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$952,000

House

X

Unit

Suburb Eltham

Period - From 01/04/2017

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	10 Sweeneys La ELTHAM 3095	\$1,900,000	04/07/2018
2	1 Yarra Braes Rd ELTHAM 3095	\$1,865,127	09/05/2018
3	210 Pitt St ELTHAM 3095	\$1,850,000	25/05/2018

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.



Rooms:

Property Type:

Agent Comments

Comparable Properties



10 Sweeneys La ELTHAM 3095 (REI)

Agent Comments



Price: \$1,900,000

Method: Private Sale

Date: 04/07/2018

Rooms: -

Property Type: House

Land Size: 4322 sqm approx



1 Yarra Braes Rd ELTHAM 3095 (REI)

Agent Comments



Price: \$1,865,127

Method: Private Sale

Date: 09/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 11371.67 sqm approx



210 Pitt St ELTHAM 3095 (REI)

Agent Comments



Price: \$1,850,000

Method: Private Sale

Date: 25/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 4054 sqm approx