

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

59 Lower Road,  
ELTHAM NORTH 3095

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$1,300,000 - \$1,400,000**

### Median sale price

Median **House** for **ELTHAM NORTH** for period **Dec 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$900,500**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**6 Kimberley Close,**  
Eltham 3095

Price **\$1,425,000** Sold 18  
July 2018

**23 Nathan Road,**  
Eltham 3095

Price **\$1,325,000** Sold 11  
July 2018

**7 Gum Glade,**  
Eltham North 3095

Price **\$1,430,000** Sold 02  
June 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White Plenty

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### Contact agents



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