



Statement of Information

Sections 47AF of the Estate Agents Act 1980

420 GRANTS ROAD, EDEN PARK 3757

House



3 beds



1 baths



4 parking

Indicative selling price

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

Single price \$1,600,000

Median sale price

Median **House** for **Eden Park** for period **Nov 2016 - Jun 2017**

Sourced from **Homesales**.

\$676,324

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.

1715 Donnybrook Road, Price **\$1,170,000** Sold 14 February 2016
Woodstock 3751

115 Tenth Avenue, Price **\$970,000** Sold 10 August 2017
Eden Park 3757

240 Glenburnie Road, Price **\$1,200,000** Sold 15 June 2017
Eden Park 3757

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 Homesales.

Contact agents

 **Ed Ermanis**
Elders

0 39 716 2000
0 4271 39 478

elderswhittlesea@bigpond.com



Elders Real Estate Whittlesea

1/75 Church Street,
Whittlesea VIC 3757