

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

13 Elsa Court, Eltham Vic 3095

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$860,500

House

X

Unit

Suburb

Eltham

Period - From

01/04/2017

to

30/06/2017

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	92 Pitt St ELTHAM 3095	\$739,000	11/05/2017
2	3/1123 Main Rd ELTHAM 3095	\$720,000	09/05/2017
3	2/704-708 Main Rd ELTHAM 3095	\$720,000	22/05/2017

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.~~



3 2 3

Rooms:
Property Type: House
Land Size: 628.381 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
June quarter 2017: \$860,500

Comparable Properties



92 Pitt St ELTHAM 3095 (REI)

Agent Comments

2 2 3

Price: \$739,000
Method: Private Sale
Date: 11/05/2017
Rooms: 5
Property Type: House (Res)
Land Size: 863 sqm approx



3/1123 Main Rd ELTHAM 3095 (REI)

Agent Comments

3 2 2

Price: \$720,000
Method: Private Sale
Date: 09/05/2017
Rooms: 6
Property Type: Townhouse (Res)

2/704-708 Main Rd ELTHAM 3095 (REI)

Agent Comments

2 2 1

Price: \$720,000
Method: Private Sale
Date: 22/05/2017
Rooms: 5
Property Type: Townhouse (Res)