

## 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 7 Macaulay Court, Eltham Vic 3095

#### Indicative selling price

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

Range between \$870,000 & \$950,000

#### Median sale price

Median price \$950,000 House X Unit Suburb Eltham

Period - From 01/01/2019 to 31/03/2019 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	90 Brougham Street, Eltham, Vic 3095, Australia	\$960,000	27/05/2019
2	11 Livingstone Road, Eltham, Vic 3095, Australia	\$960,000	13/03/2019
3	11 York Street, Eltham, Vic 3095, Australia	\$935,000	20/02/2019

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.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 1082 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$870,000 - \$950,000  
**Median House Price**  
March quarter 2019: \$950,000

## Comparable Properties

90 Brougham Street, Eltham, Vic 3095,  
Australia (REI)

[Agent Comments](#)

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**Price:** \$960,000  
**Method:**  
**Date:** 27/05/2019  
**Rooms:** -  
**Property Type:** House

11 Livingstone Road, Eltham, Vic 3095,  
Australia (REI)

[Agent Comments](#)

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**Price:** \$960,000  
**Method:**  
**Date:** 13/03/2019  
**Rooms:** -  
**Property Type:** House

11 York Street, Eltham, Vic 3095, Australia  
(REI)

[Agent Comments](#)

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**Price:** \$935,000  
**Method:**  
**Date:** 20/02/2019  
**Rooms:** -  
**Property Type:** House