

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

1/37 Batman Road, Eltham Vic 3095

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	2/35 Batman Rd ELTHAM 3095	\$853,550	09/07/2018
2	104 Bridge St ELTHAM 3095	\$782,000	31/05/2018
3	70 Bible St ELTHAM 3095	\$772,000	05/05/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 422 sqm approx
Agent Comments

Indicative Selling Price
 \$780,000 - \$840,000
Median House Price
 Year ending June 2018: \$980,000

Comparable Properties



2/35 Batman Rd ELTHAM 3095 (REI)

Agent Comments

2 2 2

Price: \$853,550
Method: Private Sale
Date: 09/07/2018
Rooms: -
Property Type: Unit
Land Size: 396 sqm approx



104 Bridge St ELTHAM 3095 (REI)

Agent Comments

3 1 1

Price: \$782,000
Method: Private Sale
Date: 31/05/2018
Rooms: -
Property Type: House
Land Size: 375 sqm approx



70 Bible St ELTHAM 3095 (REI)

Agent Comments

2 2 -

Price: \$772,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 459 sqm approx