

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

1/5 Park West Road, Eltham Vic 3095

Indicative selling price

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

Range between

\$710,000

&

\$750,000

Median sale price

Median price \$685,000

House

Unit

X

Suburb

Eltham

Period - From

01/07/2017

to

30/06/2018

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	21/167 Pitt St ELTHAM 3095	\$787,100	17/07/2018
2	8/31 Dudley St ELTHAM 3095	\$750,000	30/06/2018
3	10 Bird St ELTHAM 3095	\$726,000	29/06/2018

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.

1/5 Park West Road, Eltham Vic 3095

**Jellis
Craig**

Tom Kurtschenko
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Rooms:
Property Type: House (Res)
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$710,000 - \$750,000
Median Unit Price
Year ending June 2018: \$685,000

Comparable Properties



21/167 Pitt St ELTHAM 3095 (REI)

Agent Comments



Price: \$787,100
Method: Private Sale
Date: 17/07/2018
Rooms: -
Property Type: House
Land Size: 617 sqm approx



8/31 Dudley St ELTHAM 3095 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 30/06/2018
Rooms: 6
Property Type: House (Res)



10 Bird St ELTHAM 3095 (REI)

Agent Comments



Price: \$726,000
Method: Private Sale
Date: 29/06/2018
Rooms: -
Property Type: House
Land Size: 466 sqm approx