

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

3 Burns Court, Eltham North Vic 3095

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price \$920,000

House

X

Unit

Suburb

Eltham North

Period - From

01/04/2017

to

31/03/2018

Source

REIV

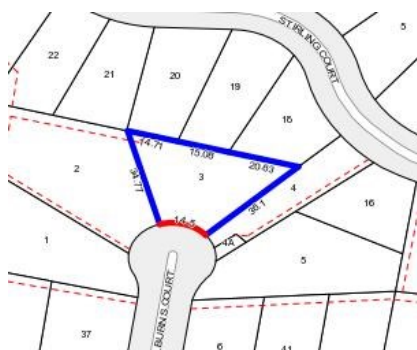
Comparable property sales (*Delete A or B below as applicable)

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	34 Liddesdale Gr ELTHAM NORTH 3095	\$1,250,000	14/04/2018
2	15 Hillcrest Rd ELTHAM NORTH 3095	\$1,235,000	17/11/2017
3	4 David Hockney Dr DIAMOND CREEK 3089	\$1,185,000	24/02/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending March 2018: \$920,000

Comparable Properties



34 Liddesdale Gr ELTHAM NORTH 3095 (REI) Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 825 sqm approx



15 Hillcrest Rd ELTHAM NORTH 3095 (REI) Agent Comments



Price: \$1,235,000
Method: Private Sale
Date: 17/11/2017
Rooms: -
Property Type: House
Land Size: 1294 sqm approx



4 David Hockney Dr DIAMOND CREEK 3089 (REI) Agent Comments



Price: \$1,185,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 790 sqm approx