

## 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

4 Gleneagle Way, 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

\$1,050,000

&

\$1,150,000

#### Median sale price

Median price \$980,000

House

X

Unit

Suburb Eltham

Period - From 01/07/2017

to 30/06/2018

Source REIV

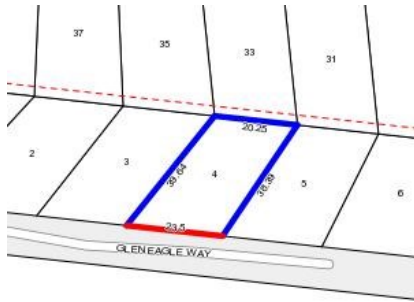
#### Comparable property sales (\*Delete A or B below as applicable)

**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	19 Progress Rd ELTHAM NORTH 3095	\$1,200,000	08/09/2018
2	10 Cambrian Ct ELTHAM NORTH 3095	\$1,100,000	31/07/2018
3	15 Acheron Cr ELTHAM NORTH 3095	\$1,065,000	12/09/2018

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**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending June 2018: \$980,000

## Comparable Properties



**19 Progress Rd ELTHAM NORTH 3095 (REI)** Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 08/09/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 791 sqm approx



**10 Cambrian Ct ELTHAM NORTH 3095 (REI)** Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 31/07/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 767 sqm approx



**15 Acheron Cr ELTHAM NORTH 3095 (REI)** Agent Comments



**Price:** \$1,065,000  
**Method:** Private Sale  
**Date:** 12/09/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 788 sqm approx