

## 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

8 Stringybark Road, Eltham Vic 3095

#### Indicative selling price

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

Single price \$1,950,000

#### Median sale price

Median price \$952,000

House

X

Unit

Suburb Eltham

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	10 Sweeneys La ELTHAM 3095	\$1,900,000	04/07/2018
2	1 Yarra Braes Rd ELTHAM 3095	\$1,865,127	09/05/2018
3	210 Pitt St ELTHAM 3095	\$1,850,000	25/05/2018

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.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**10 Sweeneys La ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 04/07/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 4322 sqm approx



**1 Yarra Braes Rd ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,865,127

**Method:** Private Sale

**Date:** 09/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 11371.67 sqm approx



**210 Pitt St ELTHAM 3095 (REI)**

Agent Comments



**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 25/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 4054 sqm approx