

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

14 St Andrews Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,125,000

Property Type House

Suburb Eltham North

Period - From 01/04/2021

to

30/06/2021

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	1 Highland Ct ELTHAM NORTH 3095	\$1,430,000	08/09/2021
2	2 Pinnaroo Ct GREENSBOROUGH 3088	\$1,350,000	30/09/2021
3	15 Nerreman Gateway ELTHAM 3095	\$1,340,000	23/07/2021

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.~~

This Statement of Information was prepared on:

06/10/2021 18:28

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

June quarter 2021: \$1,125,000



 5 +
study
 3
 Double
Garage

Rooms: 8

Property Type: House (Previously Occupied - Detached)

Land Size: 741 sqm approx

Agent Comments

Comparable Properties



1 Highland Ct ELTHAM NORTH 3095 (REI)

Agent Comments

 5  3  3

Price: \$1,430,000

Method: Private Sale

Date: 08/09/2021

Rooms: 6

Property Type: House (Res)

Land Size: 720 sqm approx



2 Pinnaroo Ct GREENSBOROUGH 3088 (REI)

Agent Comments

 4  3  4

Price: \$1,350,000

Method: Private Sale

Date: 30/09/2021

Property Type: House

Land Size: 802 sqm approx



15 Nerreman Gateway ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,340,000

Method: Private Sale

Date: 23/07/2021

Property Type: House (Res)

Land Size: 904 sqm approx

Account - Barry Plant | P: (03) 9431 1243