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

6 Barriedale Court, Eltham Vic 3095

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range between \$1,300,000			&		\$1,400,000				
Median sale pi	rice								
Median price	\$1,250,000	Pro	operty Type	Hou	ISE		Suburb	Eltham	
Period - From	01/01/2021	to	31/12/2021		So	urce	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	3 Quentin Way ELTHAM 3095	\$1,390,000	11/12/2021
2	34 Onkara Ct ELTHAM 3095	\$1,365,000	27/10/2021
3	38 Onkara Ct ELTHAM 3095	\$1,350,000	14/12/2021

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.

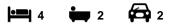
This Statement of Information was prepared on:

22/03/2022 09:18





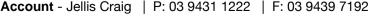




Property Type: House Land Size: 827 sqm approx Agent Comments Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending December 2021: \$1,250,000

Comparable Properties

3 Quentin Way ELTHAM 3095 (REI/VG) 4 🏣 2 🋱 2	Agent Comments		
Price: \$1,390,000 Method: Auction Sale Date: 11/12/2021 Property Type: House (Res) Land Size: 838 sqm approx			
34 Onkara Ct ELTHAM 3095 (REI/VG)	Agent Comments		
Price: \$1,365,000 Method: Auction Sale Date: 27/10/2021 Property Type: House (Res) Land Size: 1025 sqm approx			
38 Onkara Ct ELTHAM 3095 (REI/VG) ↓ 4 🙀 2 🋱 2	Agent Comments		
Price: \$1,350,000 Method: Auction Sale Date: 14/12/2021 Rooms: 7 Property Type: House (Res) Land Size: 797 sqm approx			







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