

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

1/5 Walsh Street, Eltham Vic 3095

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Eltham

Period - From 01/10/2020

to 31/12/2020

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	1/98 Brougham St ELTHAM 3095	\$662,000	06/02/2021
2			
3			

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:

22/02/2021 12:15

1/5 Walsh Street, Eltham Vic 3095



Sheryl Emerson

(03) 9431 1243

0448 770 081

semerson@barryplant.com.au

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

December quarter 2020: \$720,000



Rooms: 4

Property Type: Unit (Single)

Agent Comments

Comparable Properties



1/98 Brougham St ELTHAM 3095 (REI)

Agent Comments



Price: \$662,000

Method: Auction Sale

Date: 06/02/2021

Property Type: Unit

Land Size: 183 sqm approx

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.

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.