## 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

30 Henry Street, Eltham Vic 3095

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$1,350,000		&		\$1,450,000					
Median sale price										
Median price	\$1,295,000	Pro	Property Type Ho		JSE		Suburb	Eltham		
Period - From	01/07/2021	to	30/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Bible St ELTHAM 3095	\$1,466,000	30/10/2021
2	21 Howgate Ct ELTHAM 3095	\$1,425,000	09/10/2021
3	141 Franklin St ELTHAM 3095	\$1,375,000	04/08/2021

OR

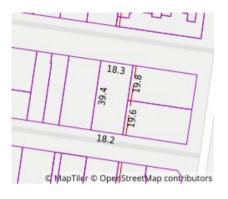
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

15/11/2021 14:38









Rooms: 6 Property Type: Weatherboard House Land Size: 720 sqm approx Agent Comments Plus two street frontages - Henry Street & Taylor Street

Sheryl Emerson (03) 9431 1243 0448 770 081 semerson@barryplant.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price September quarter 2021: \$1,295,000

# **Comparable Properties**

5 Bible St ELTHAM 3095 (REI) 5 Bible St ELTHAM 3095 (REI) 5 a a b a b a b a b a b a b a b a b a b	Agent Comments
21 Howgate Ct ELTHAM 3095 (REI) 4 2 2 2 Price: \$1,425,000 Method: Private Sale Date: 09/10/2021 Property Type: House (Res) Land Size: 789 sqm approx	Agent Comments
141 Franklin St ELTHAM 3095 (REI/VG)42424243Price: \$1,375,000Method: Private SaleDate: 04/08/2021Property Type: HouseLand Size: 786 sqm approx	Agent Comments

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



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