

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 between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,295,000

Property Type House

Suburb Eltham

Period - From 01/07/2021

to

30/09/2021

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	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:

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2021: \$1,295,000



 3  2  Double Carport

Rooms: 6

Property Type: Weatherboard House

Land Size: 720 sqm approx

Agent Comments

Plus two street frontages - Henry Street & Taylor Street

Comparable Properties



5 Bible St ELTHAM 3095 (REI)

Agent Comments

 5  3  2

Price: \$1,466,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)



21 Howgate Ct ELTHAM 3095 (REI)

Agent Comments

 4  2  2

Price: \$1,425,000

Method: Private Sale

Date: 09/10/2021

Property Type: House (Res)

Land Size: 789 sqm approx



141 Franklin St ELTHAM 3095 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,375,000

Method: Private Sale

Date: 04/08/2021

Property Type: House

Land Size: 786 sqm approx

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