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	4 Narrawa Close, Eltham Vic 3095

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,285,000	Pro	perty Type	House		Suburb	Eltham
Period - From	01/01/2022	to	31/03/2022		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.

Ad	dress of comparable property	Price	Date of sale
1	3 Girraween Dr ELTHAM 3095	\$1,361,500	15/02/2022
2	9 The Eyrie ELTHAM 3095	\$1,350,000	06/04/2022
3	25 Coolabah Dr ELTHAM 3095	\$1,210,000	10/04/2022

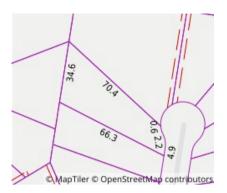
OR

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:	13/05/2022 14:15









Property Type: House Land Size: 1493 sqm approx

Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** March quarter 2022: \$1,285,000

Comparable Properties



3 Girraween Dr ELTHAM 3095 (REI/VG)





Price: \$1,361,500 Method: Private Sale Date: 15/02/2022 Property Type: House Land Size: 1207 sqm approx **Agent Comments**



9 The Eyrie ELTHAM 3095 (REI)







Price: \$1,350,000 Method: Private Sale Date: 06/04/2022

Property Type: House (Res) Land Size: 1034 sqm approx Agent Comments



25 Coolabah Dr ELTHAM 3095 (REI)

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Price: \$1,210,000 Method: Private Sale Date: 10/04/2022 Rooms: 8

Property Type: House (Res) Land Size: 838 sqm approx

Agent Comments

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



