

Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Date of sale

Generated: 17/01/2019 11:45

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for s	sale	

Address	95 Silver Street, Eltham North Vic 3095
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$870,000	&	\$950,000
		i l	

#### Median sale price

Median price	\$1,001,000	Hou	ise X	Unit		Suburk	Eltham North
Period - From	01/07/2018	to	30/09/2018		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

1	46 Mountain View Rd MONTMORENCY 3094	\$940,000	18/08/2018
2	7 Tallaroon Ct GREENSBOROUGH 3088	\$878,000	12/10/2018
3	37 Shalbury Av ELTHAM 3095	\$870,000	15/08/2018

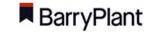
#### OR

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.

**Account** - Barry Plant | P: 03 9842 8888







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**Indicative Selling Price** \$870,000 - \$950,000 **Median House Price** September quarter 2018: \$1,001,000



Rooms:

Property Type: House (Res) Land Size: 1019 approx. sqm

**Agent Comments** 

## Comparable Properties



46 Mountain View Rd MONTMORENCY 3094

(REI/VG)

**-**3



Price: \$940,000 Method: Auction Sale Date: 18/08/2018 Rooms: 6

Property Type: House (Res) Land Size: 993 sqm approx

**Agent Comments** 



7 Tallaroon Ct GREENSBOROUGH 3088 (REI)





Price: \$878.000 Method: Sale by Tender Date: 12/10/2018

Rooms: -

Property Type: House (Res) Land Size: 990 sqm approx

Agent Comments



37 Shalbury Av ELTHAM 3095 (REI/VG)





Price: \$870,000

Method: Sold Before Auction

Date: 15/08/2018

Rooms: -

Property Type: House (Res) Land Size: 979 sqm approx

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**Agent Comments** 

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