## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

<b>Property</b>	offered t	for sale
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10 Stirling Court, Eltham North Vic 3095
10

#### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000
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#### Median sale price

Median price	\$1,430,500	Pro	perty Type	House		Suburb	Eltham North
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	43 Liddesdale Gr ELTHAM NORTH 3095	\$1,305,000	03/07/2021
2	41 St Clems St ELTHAM NORTH 3095	\$1,290,000	31/05/2021
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:	11/11/2021 12:05



Date of sale



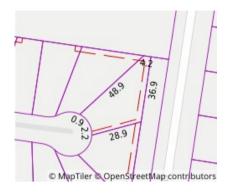
Taylor Davis (03) 9431 1243 0415 743 347 tdavis@barryplant.com.au

Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price

September quarter 2021: \$1,430,500



Property Type: House Land Size: 894 sqm approx Agent Comments



# Comparable Properties

43 Liddesdale Gr ELTHAM NORTH 3095 (REI/VG)

**=** 4 **=** 2 **=** 2

**Price:** \$1,305,000 **Method:** Auction Sale **Date:** 03/07/2021

**Property Type:** House (Res) **Land Size:** 796 sqm approx

Agent Comments



41 St Clems St ELTHAM NORTH 3095 (REI/VG) Agent Comments

**4** 3 **4** 2 **4** 

**Price:** \$1,290,000 **Method:** Private Sale **Date:** 31/05/2021

**Property Type:** House (Res) **Land Size:** 760 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



