

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

10 Stirling Court, Eltham North Vic 3095

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,430,500

Property 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 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	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

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



 4  2  2

Property Type: House

Land Size: 894 sqm approx

Agent Comments

Comparable Properties



43 Liddesdale Gr ELTHAM NORTH 3095 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,305,000

Method: Auction Sale

Date: 03/07/2021

Property Type: House (Res)

Land Size: 796 sqm approx



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

 3  2  2

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