Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

Indicative selling price

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

Range between \$880,000	&	\$960,000
-------------------------	---	-----------

Median sale price

Median price	\$1,095,000	Pro	perty Type	House		Suburb	Eltham North
Period - From	01/07/2019	to	30/09/2019		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

Aut	areas or comparable property	1 1100	Date of Sale
1	7 Dalvida Ct ELTHAM NORTH 3095	\$930,000	26/10/2019
2	13 Yaralla Cr ST HELENA 3088	\$921,000	14/10/2019
3	26 Larool Av ST HELENA 3088	\$886,000	21/09/2019

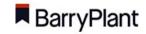
OR

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:	08/01/2020 08:43



Date of sale











Property Type: House Land Size: 784 sqm approx **Agent Comments**

Indicative Selling Price \$880,000 - \$960,000 **Median House Price** September quarter 2019: \$1,095,000

Comparable Properties



7 Dalvida Ct ELTHAM NORTH 3095 (REI/VG)





Price: \$930,000 Method: Auction Sale Date: 26/10/2019

Property Type: House (Res) Land Size: 790 sqm approx

Agent Comments



13 Yaralla Cr ST HELENA 3088 (REI)



Price: \$921,000 Method: Private Sale Date: 14/10/2019 Rooms: 8

Property Type: House

Agent Comments



26 Larool Av ST HELENA 3088 (REI/VG)





Price: \$886.000 Method: Private Sale Date: 21/09/2019 Property Type: House Land Size: 788 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



