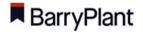
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale											
Address Including suburb and postcode			277 Reynolds Road, Eltham Vic 3095											
Indicat	Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting														
Range between \$1,50			0,000		&		\$1,600,000							
Median sale price														
Median price		\$1,183,	,183,950		Property Type		House		Subu	ırb	Eltham			
Period - From 01/		01/04/2	021	to	30/06/2021		Source RE		REIV	,				
Compa	arable p	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)					
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										Pr	ice		Date of sale	
1														
2														
3														
OR														
В*					representativ wo kilometre								e comparable nths.	
This Statement of Information was prepared on:									on:	06/08/2021 13:10				









Rooms: 8

Property Type: House

Land Size: 16997 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price June quarter 2021: \$1,183,950

Comparable Properties

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



