Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Barrel Rise, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$980,000		&		\$1,060,000				
Median sale price									
Median price	\$771,125	Pro	operty Type	Unit			Suburb	Eltham	
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	4/1320 Main Rd ELTHAM 3095	\$985,000	29/04/2021
2	1/26 Raglan Rd RESEARCH 3095	\$980,100	14/07/2021
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:

22/10/2021 13:21









Rooms: 4 Property Type: Townhouse Land Size: 347 sqm approx Agent Comments Sheryl Emerson (03) 9431 1243 0448 770 081 semerson@barryplant.com.au

Indicative Selling Price \$980,000 - \$1,060,000 Median Unit Price September quarter 2021: \$771,125

Comparable Properties

4/1320 Main Rd ELTHAM 3095 (REI/VG) 4 2 2 2 Price: \$985,000 Method: Private Sale Date: 29/04/2021 Property Type: Townhouse (Res) Land Size: 367 sqm approx	Agent Comments	
1/26 Raglan Rd RESEARCH 3095 (REI/VG) 3 2 3 Price: \$980,100 Method: Private Sale Date: 14/07/2021 Property Type: Townhouse (Res) Land Size: 326 sqm approx	Agent Comments	

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

propertydata



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