

Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

### 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

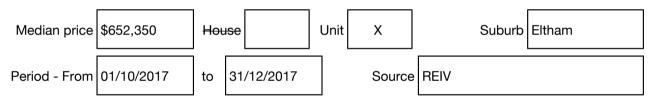
#### Indicative selling price

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

Range between \$570,000	&	\$610,000
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3/33 Luck Street, Eltham Vic 3095

#### Median sale price



#### 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.

Ad	dress of comparable property	Price	Date of sale
1	1/1110 Main Rd ELTHAM 3095	\$610,000	05/08/2017
2	2/1298 Main Rd ELTHAM 3095	\$575,000	28/10/2017
3	8/804 Main Rd ELTHAM 3095	\$572,500	27/07/2017

#### 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.

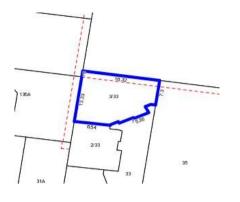
#### Account - Barry Plant | P: 03 9842 8888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



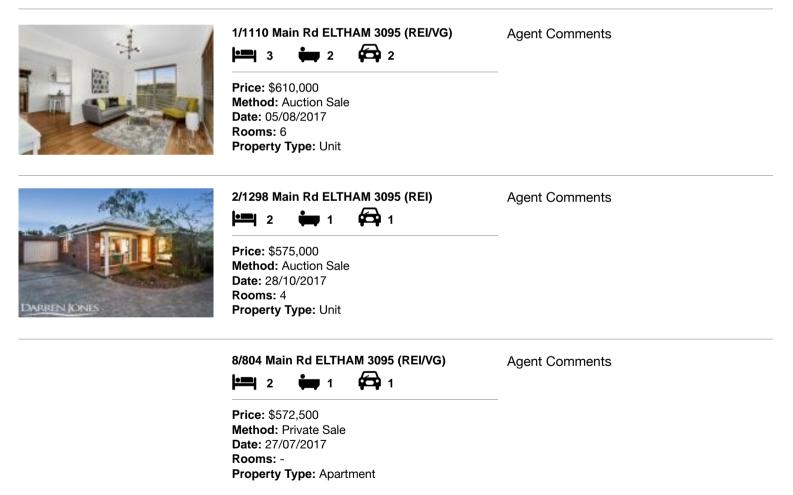




Rooms: Property Type: Townhouse (Single) Land Size: 242 approx sqm approx Agent Comments Jason Stepanow 9842 8888 0405 159 650 jstepanow@barryplant.com.au

Indicative Selling Price \$570,000 - \$610,000 Median Unit Price December quarter 2017: \$652,350

## **Comparable Properties**



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